

# McLennan County Future Land Use Study

**McLennan  
County**  
**1850**

Other Cities

- Belton Hills
- Brantley-Eddy
- Ghobson
- Harlingen
- Lamy
- Lotoma
- Math
- Riesel
- Ross

Community Workshop Sept 6, 2007

## Today's Agenda

- Study Overview
- Enhanced Community Elements
- Scenarios
- Preferred Scenario

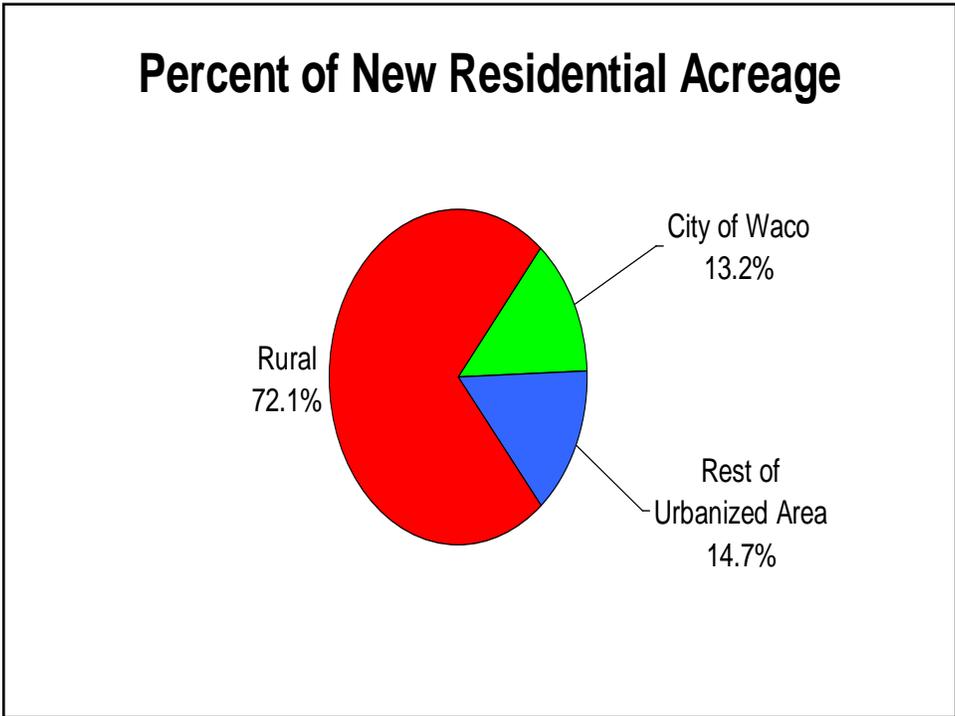
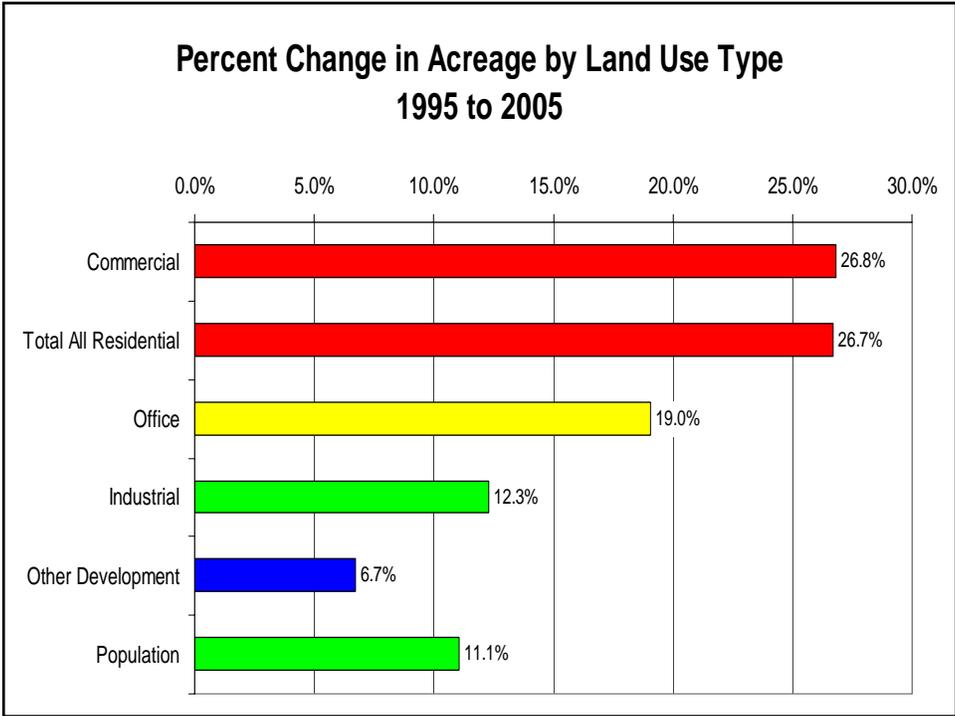
Value	Priority
Urban Economy	<ul style="list-style-type: none"> <li>High-quality manufacturing, high-tech &amp; health care jobs</li> <li>Promote arts &amp; recreational attractions</li> <li>Strong "Transit-oriented" connections</li> <li>Vital urban centers</li> <li>Affordable, high-quality housing</li> </ul>
Transportation For All	<ul style="list-style-type: none"> <li>Convenient public transit for commuters &amp; visitors</li> <li>Safe, attractive pedestrian connections</li> <li>Efficient roadway networks</li> <li>Effective freight systems</li> </ul>
	<ul style="list-style-type: none"> <li>Water development</li> </ul>

## Study Overview

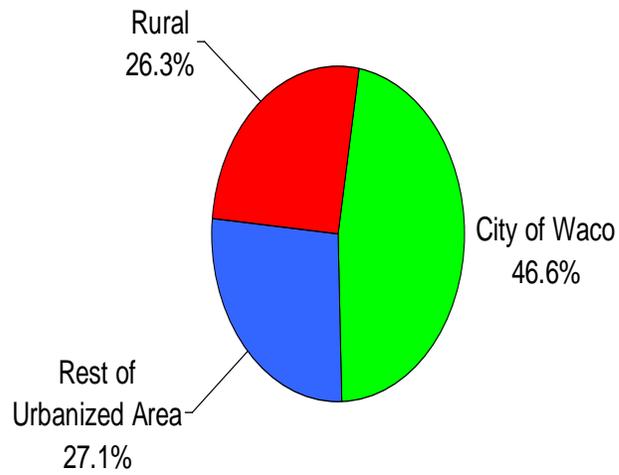
### Development Patterns 1995 to 2005

- MPO Staff studied land use changes between 1995 and 2005.
- Study intended to show the change in demand for transportation facilities.

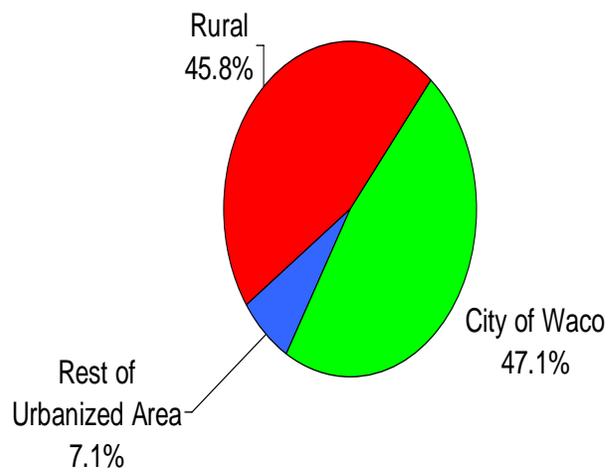




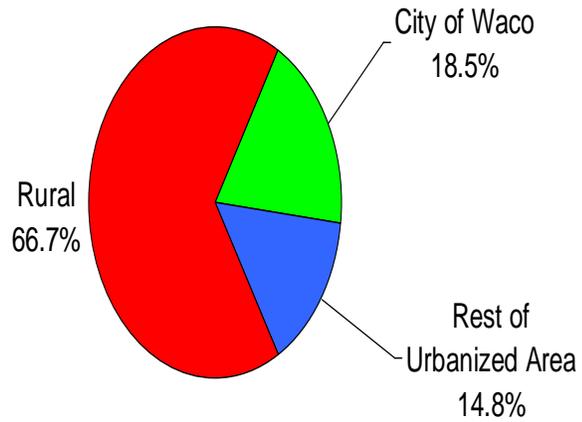
## Percent of New Commercial Acreage



## Percent of New Industrial Acreage

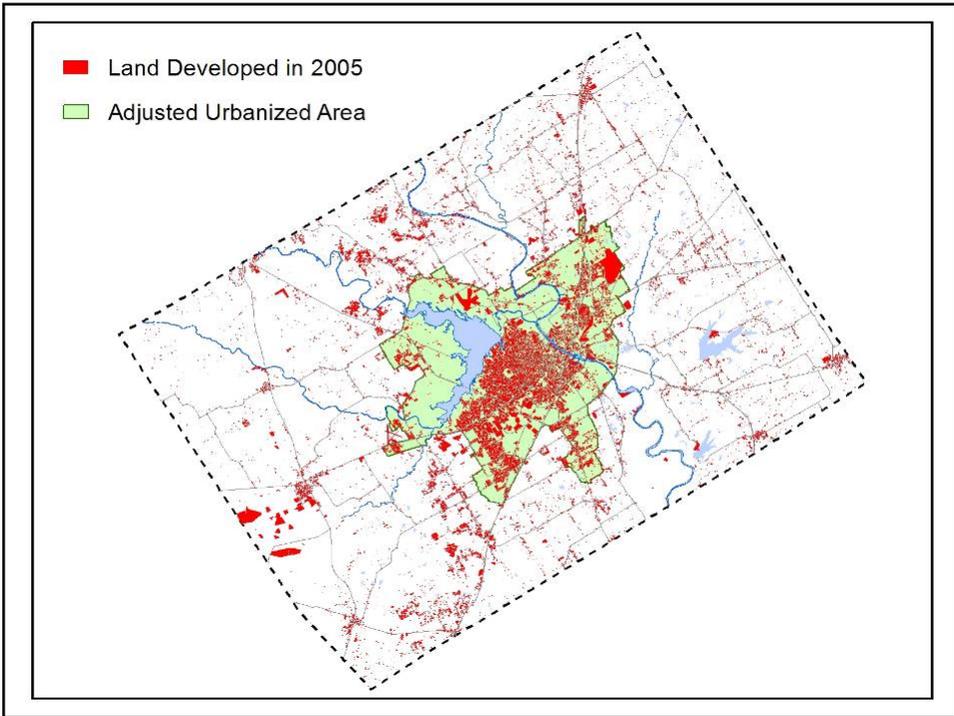
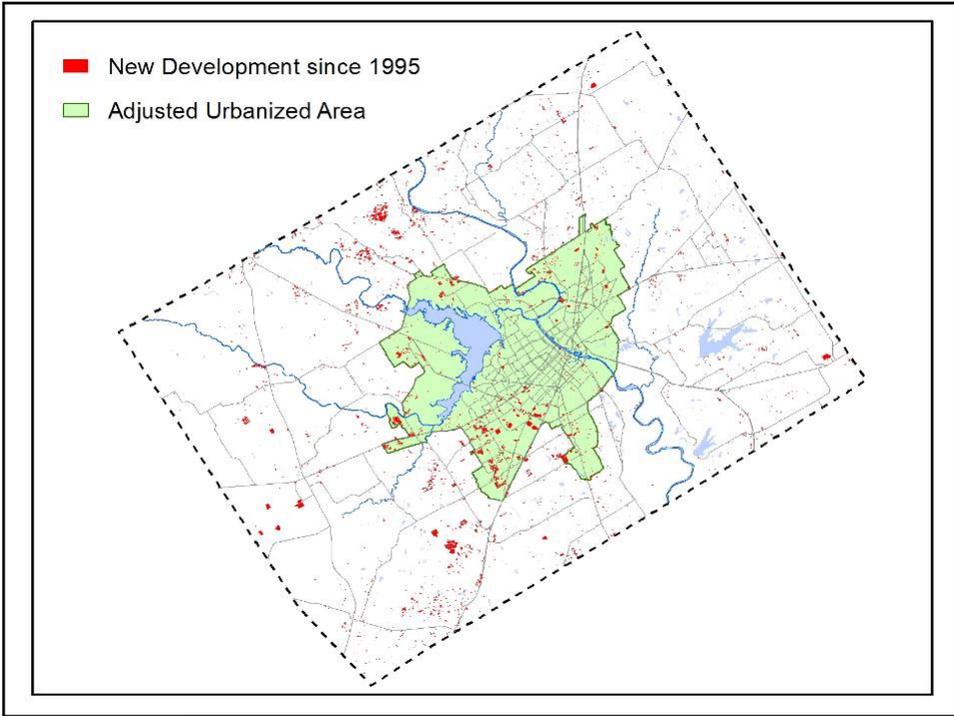


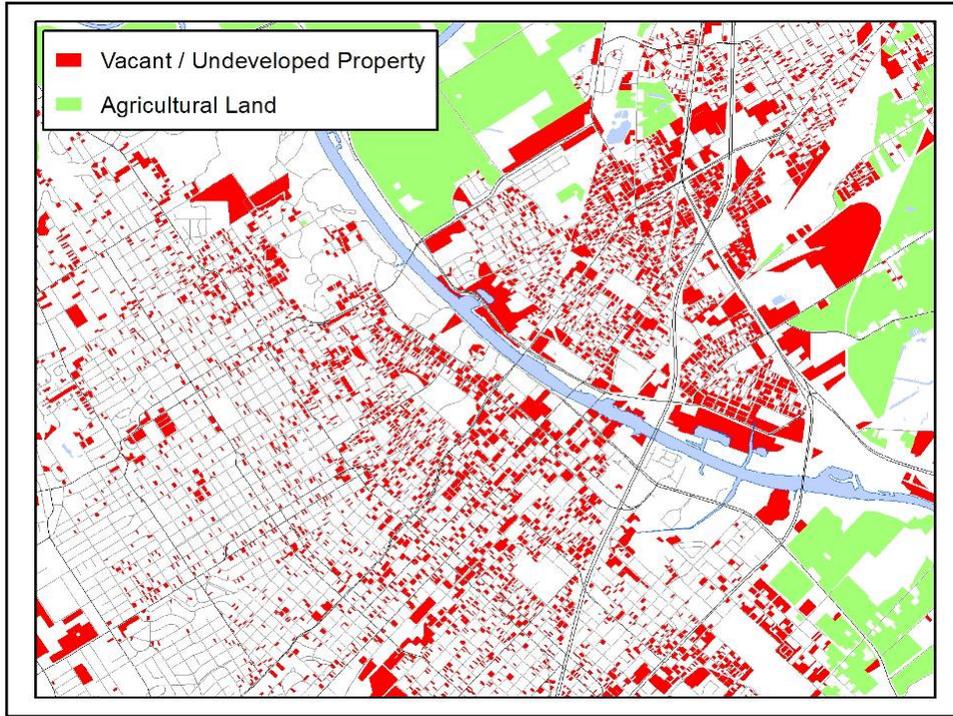
## Percent of All New Developed Acreage



## Acreage by Land Use & Location

	Urban	Rural
Residential	2,377	5,546
Commercial	404	135
All	7,408	14,839
Total	22,247 (34.8 Square Miles)	



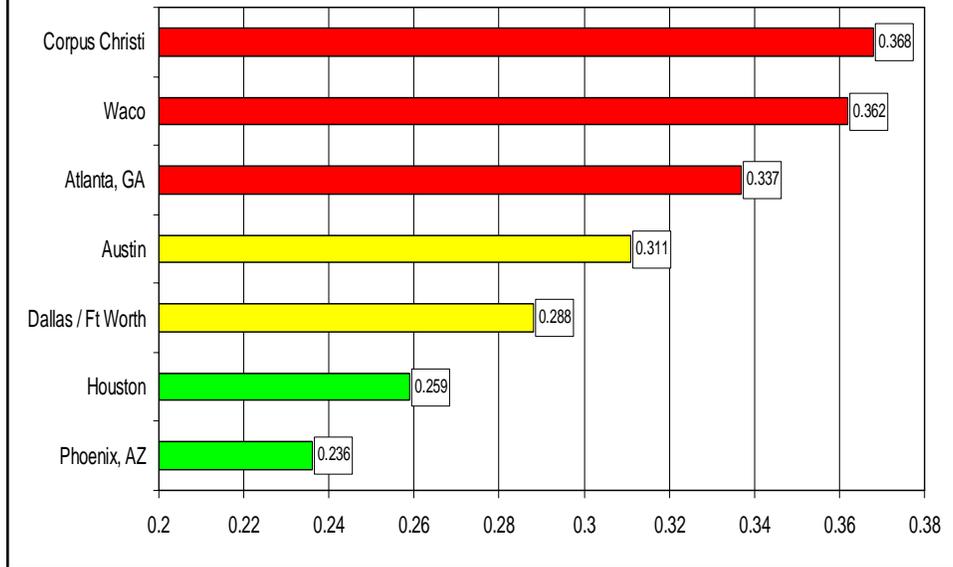


## Urban Sprawl

- “Urban Footprint” has nearly doubled in size since 1995
- Sprawl index for Waco exceeds Atlanta, Austin or Houston.
- New development infeasible for transit and bike / ped investments.

	
0.33 acres/person	0.65 acres/person
1995	2005

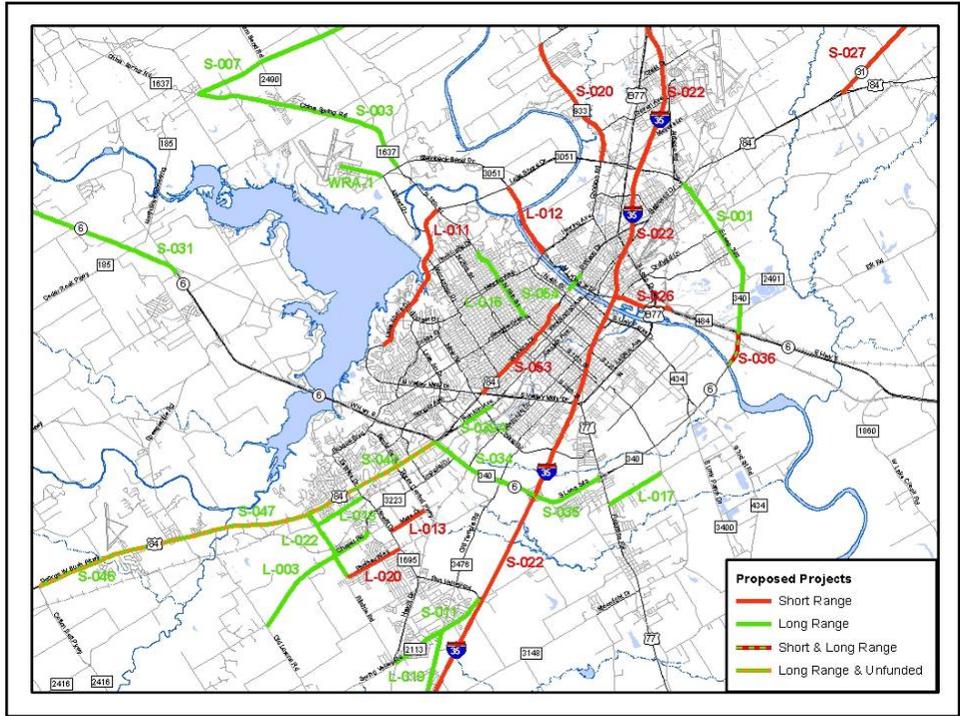
## Developed Acres per Person



## Transportation Plan

- Recognizes need for additional highway capacity due to sprawl.
- Available funding for new projects covers less than 25% of the total needed.

	
<b>\$700 million</b>	<b>\$3 billion</b>
Available	Needed



## Project Costs & Fiscal Constraint

Funds Through 2030			Allocations Through 2030		
Maintenance*	\$415.6 million		Maintenance*	\$415.6 million	
Bridges	\$26.2 million		Bridges	\$26.2 million	
State Priorities**	\$509.6 million		Operations	\$20.0 million	
Other Mobility**	\$139.6 million		Mobility**	\$961.9 million	
Toll Revenue	\$223.0 million		Interest Payments	\$102.5 million	
Local Mobility	\$33.4 million				
<b>Total</b>	<b>\$1.35 billion</b>		<b>Total</b>	<b>\$1.53 billion</b>	
			<b>Shortfall = \$179 million</b>		
*Includes local maintenance funds					
**Includes funds for engineering, right of way & construction					

## The Search For New Solutions

*We can't solve problems by using the same kind of thinking we used when we created them.*

*– Albert Einstein*

## The Scenario Planning Process

***How Will We Live?***

Community elements

***Where Will We Live?***

Regional scenarios

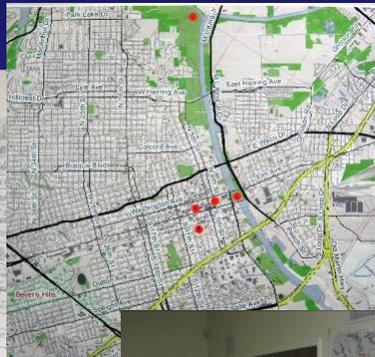
***How Will We Get There?***

Implementation



# How Will We Live?

## Values, Priorities & Treasured Places



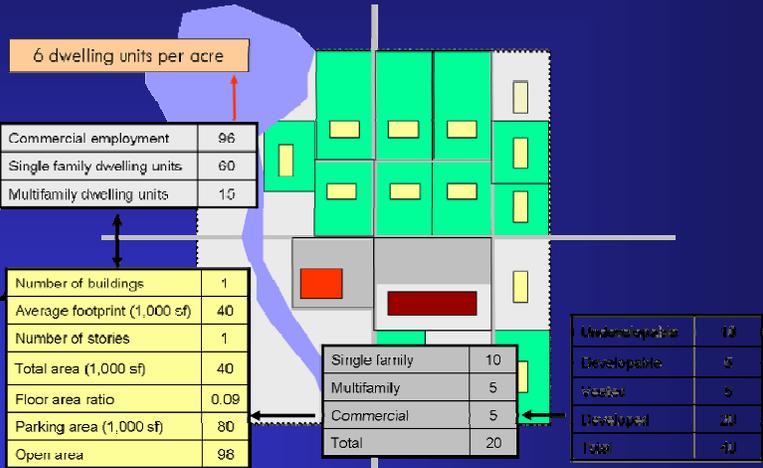


# Community Elements: The “Four D’s”

- Density
  - Open & built space
- Diversity
  - Activities
- Design
  - Paths & buildings
- Destination
  - Accessibility

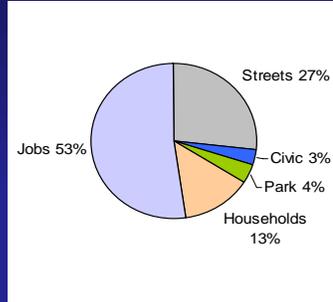


# Community Element Data





**DOWNTOWN WACO** urban mixed use - Austin avenue



Net Households @ 23 / acre  
Net Jobs @ 89 / acre

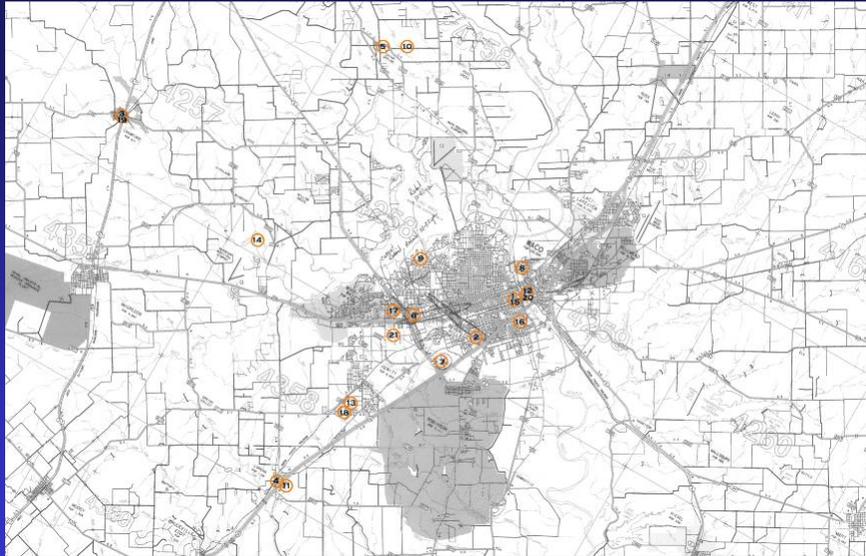
- CURRENT LAND USE: RETAIL MIXED USE, EMPLOYMENT
- MIXED USE DOWNTOWN WITH OPPORTUNITY FOR INFILL DEVELOPMENT AND GREATER CONNECTION WITH BAYLOR UNIVERSITY
- COMMUNITY SUPPORT FOR DOWNTOWN REVIVAL



**MU-1-URB**

Land Use	Urban		Suburban		Rural	
	Key	Description	Key	Description	Key	Description
Mixed Use	MU-1	Downtown Waco - Austin Ave	MU-2	Beverly Hills - 1st Tier Suburban	MU-3	Crawford - Small Town
					MU-4	Lorena - Village
					MU-5	China Springs - Hamlet
Retail		see above "Downtown Waco"	R-6	shopping center		see above
			R-7	retail center		
Residential	RES-8	Urban Housing - near downtown	RES-9	single family subdivision - Lake Waco	RES-10	family farm subdivision - China Springs
					RES-11	rural/suburban residential - Lorena
Open Space	OS-12	North Waco - Brazos River	OS-13	Hewitt - Creek/Pond Amenity	OS-14	Hidden Valley - River Amenity
Institutional/ Office	INST 15	Downtown - Civic Center	INST 17	medical center/employment	INST 19	rural institutional - Crawford
	INST 16	Baylor University - campus	INST 18	institutional - Hewitt school		
Industrial/ Employment	I-20	Urban Industry - N. Waco	I-21	Industrial park - Texas iron works		

COMMUNITY ELEMENTS | mclennan county existing land use matrix



COMMUNITY ELEMENTS | mclennan county key map

## Community Design Workshops



**Suburban Mixed Use: Loop 376/Valley Mills Drive**

- 1. Base school, not further from Hwy 6
- 2. "Stand up" tall trees
- 3. Base structure of all building along
- 4. Add parking - 75% covered, 25% open
- 5. Different level, the shopping is in the middle area
- 6. No do-overs, especially signage
- 7. Add parks, trees, some "natural space" but with sign on wall
- 8. Improve streetscape/amenities
- 9. No trees
- 10. New delivery lanes, also 100% No
- 11. Base program for neighborhood
- 12. Improve area and sign

**Downtown Waco: Austin Avenue Mixed Use**

- 1. Add parking area
- 2. Add trees and landscaping
- 3. Add more green space
- 4. Add more green space
- 5. Add more green space
- 6. Add more green space
- 7. Add more green space
- 8. Add more green space
- 9. Add more green space
- 10. Add more green space
- 11. Add more green space
- 12. Add more green space

## Suburban Retail Center – Central Texas Marketplace, I-35/TX 340 Loop N



**Quality:**  
New single use auto-oriented retail center

**Accessibility:**  
Multiple access points along major roadways; limited connections within the center

**Walkability:**  
Walkable sidewalks on single-lined retail



## Enhanced Suburban Retail Center



**Quality:**  
Enhance into a new mixed use community adding residential and green space components.

**Accessibility:**  
Create a block network with parking relegated to the interior of blocks or in structured parking

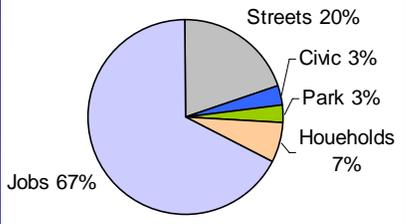
**Walkability:**  
Create a Main Street and pedestrian-scaled streetscape

- SFR
- MFR
- CIVIC/INSTITUTIONAL
- COMMERCIAL
- MIXED USE
- EMPLOYMENT/INDUSTRIAL



## SUBURBAN RETAIL CENTER central texas marketplace





**Net Households @ 1 / acre**  
**Net Jobs @ 13 / acre**

- CURRENT LAND USE: RETAIL
- NEWEST RETAIL CENTER SITUATED ALONG I-35 AND FURTHEST FROM DOWNTOWN
- WILL BE AN IMPORTANT CENTER IN THE FUTURE WITH A PLANNED HOSPITAL, HOTELS, AND MULTI-FAMILY RESIDENTIAL



**R-7-SUB**

## Enhanced Urban Industry/ Employment Center



OS-12-URB  
INST-15-URB  
I-20-URB

**Quality:**  
Revive Elm Street into a mixed use employment center;  
Develop vacant sites on Austin Avenue.

**Accessibility:**  
Widen Washington Ave. bridge for two-way traffic;  
Interior block structured parking

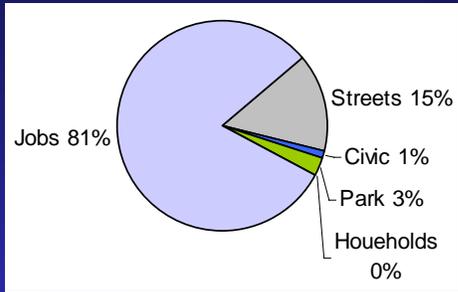
**Walkability:**  
Enhance access points to the pedestrian bridge by connecting to a network of parks and greenways





- SFR
- MFR
- CIVIC/INSTITUTIONAL
- COMMERCIAL
- MIXED USE
- EMPLOYMENT/ INDUSTRIAL

URBAN INDUSTRY / EMPLOYMENT n. waco



Net Households @ 0 / acre  
Net Jobs @ 8 / acre

- > CURRENT LAND USE: INDUSTRY, EMPLOYMENT
- > STRATEGICALLY LOCATED ADJACENT TO ELM STREET, DOWNTOWN, AND THE BRAZOS RIVER
- > OPPORTUNITY TO ENHANCE AS A BUSINESS CENTER TO PROVIDE MORE JOBS TO A GROWING WACO WORKFORCE



I-20-URB

Enhanced Hamlet— China Springs



**Quality:**  
Develop a mixed use town center and main street around the historic civic center;

**Accessibility:**  
Create a pedestrian-scaled block network of local streets with residential alley-ways and parking to the interior of blocks.

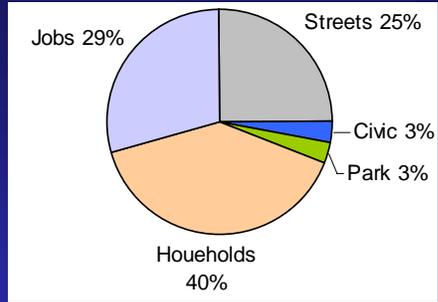
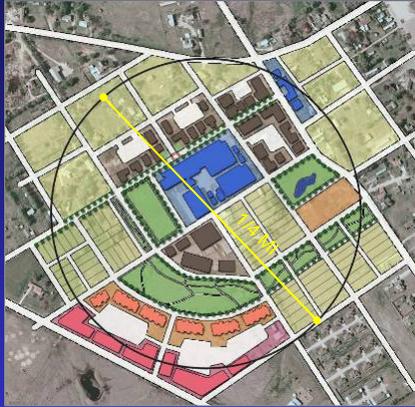
**Walkability:**  
Provide a greenway and park network

- SFR
- MFR
- CIVIC/INSTITUTIONAL
- COMMERCIAL
- MIXED USE
- EMPLOYMENT/INDUSTRIAL



MU-SRUR

**HAMLET** china springs



Net Households @ 7 / acre  
Net Jobs @ 5 / acre

- CURRENT LAND USE: CIVIC, RESIDENTIAL, INSTITUTIONAL, AGRICULTURAL, RETAIL
- RAPIDLY GROWING RURAL COMMUNITY



**MU-5-RUR**

**Where Will We Live?**

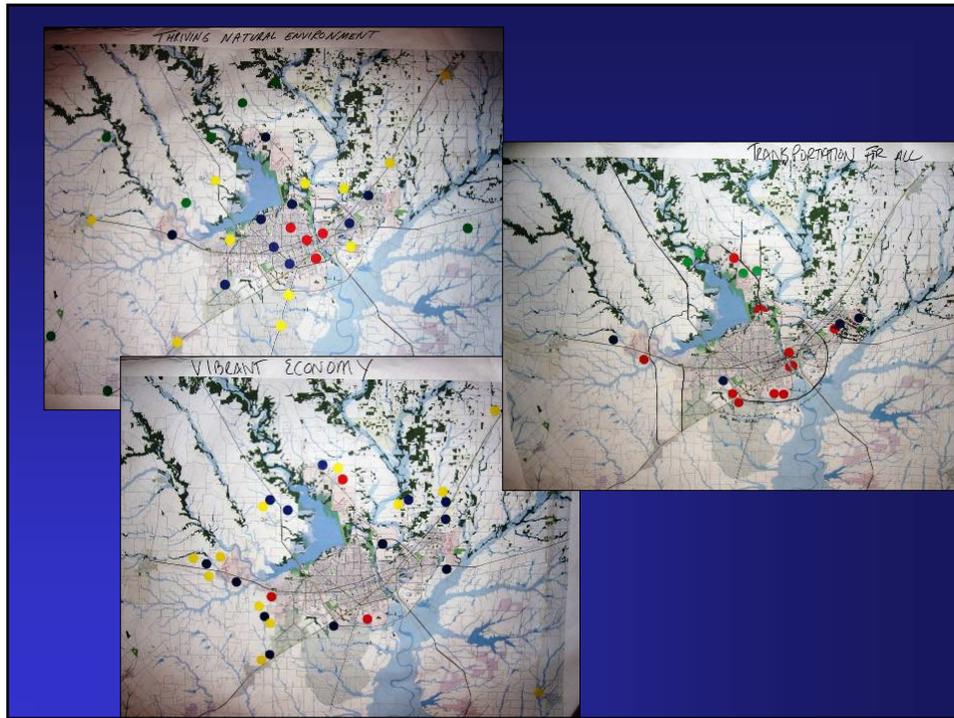
## “Dot Map” Game

- Create a development pattern that maximizes your goal
  - *Vibrant Economy*
  - *Transportation for All*
  - *Thriving Natural Environment*
- Sketch transportation connections
- What needs to happen to make this real?

Points Per Dot	
Total Goal: 100	Value
Urban	8
Enhanced Suburban	4
Suburban	2
Rural	1

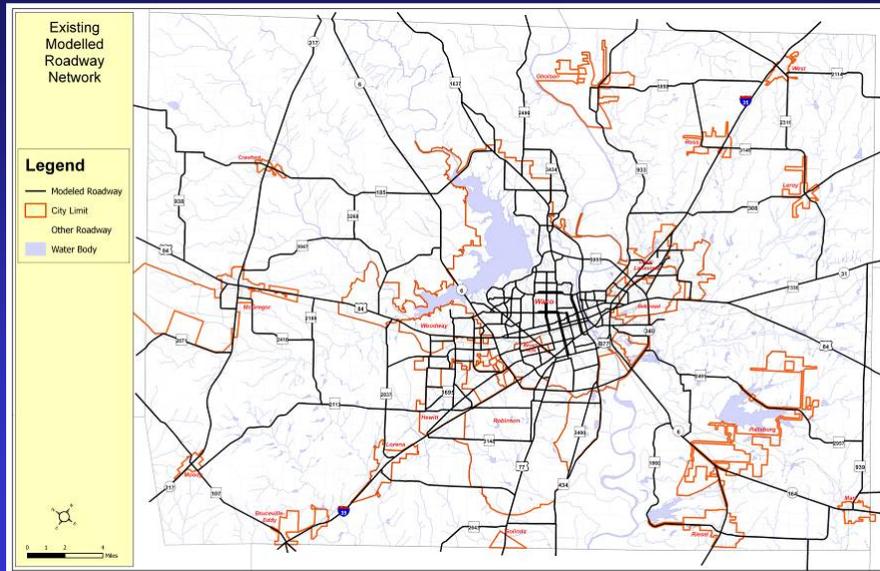
Use any combination of colors to reach 100 points.



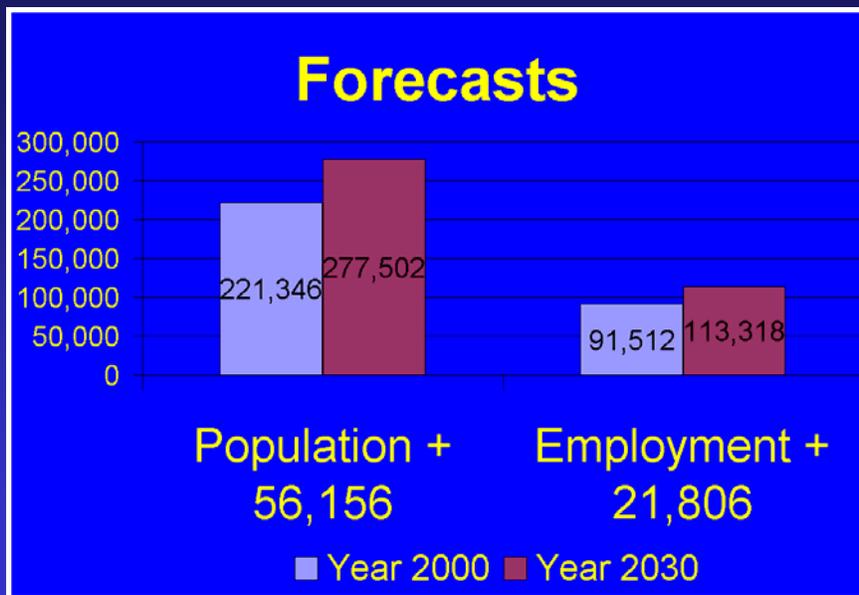


## Scenarios

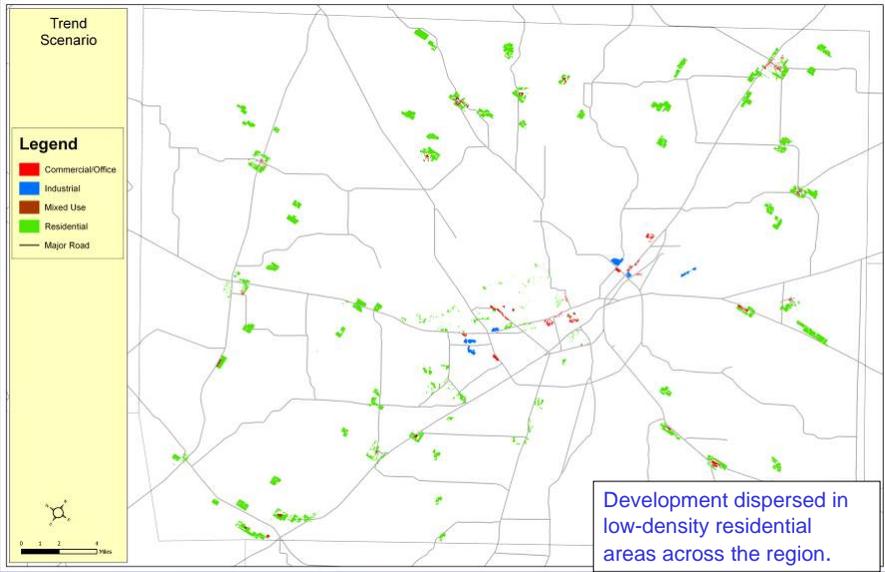
# Study Area



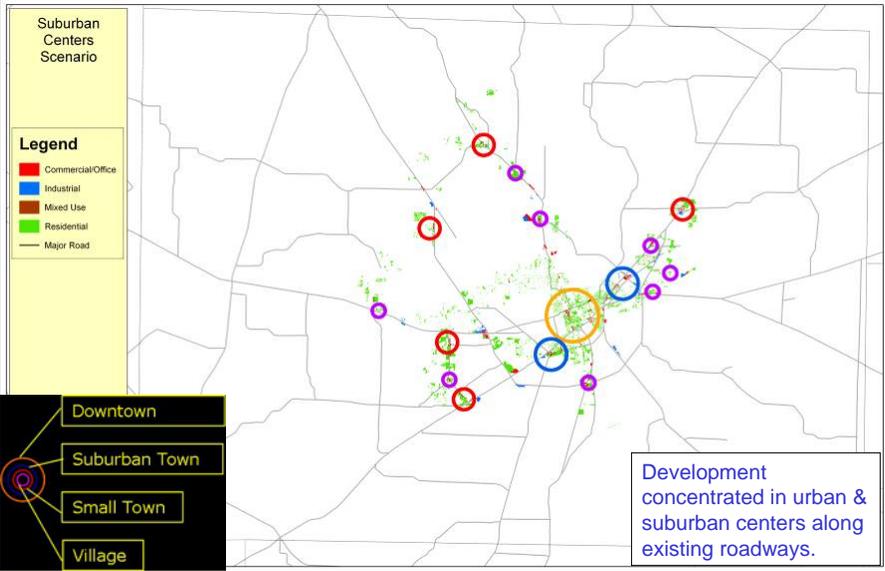
# Forecasts



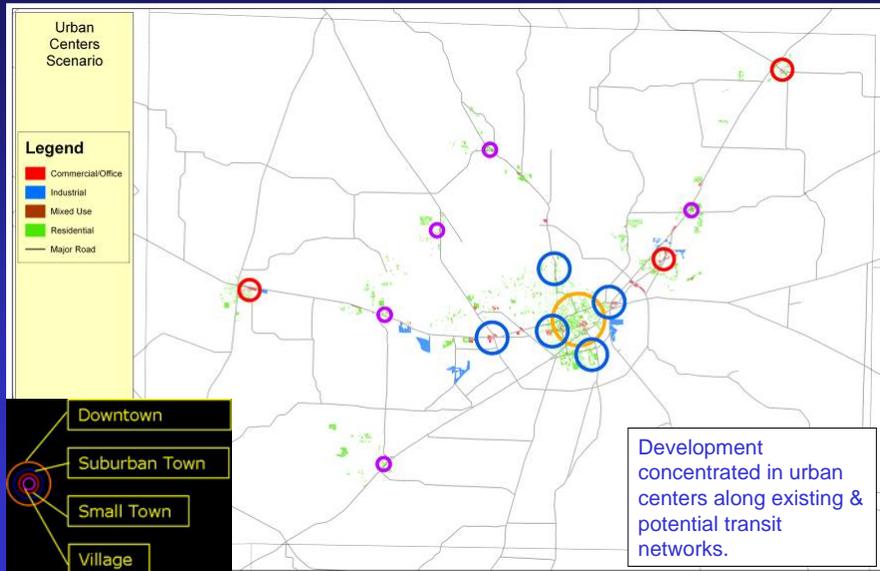
# Trend Scenario



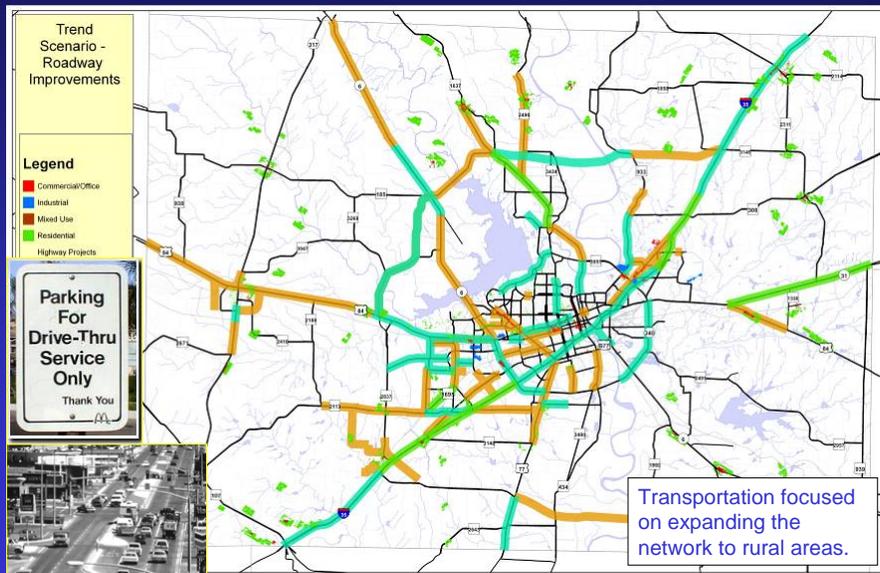
# Suburban Towns & Villages Scenario



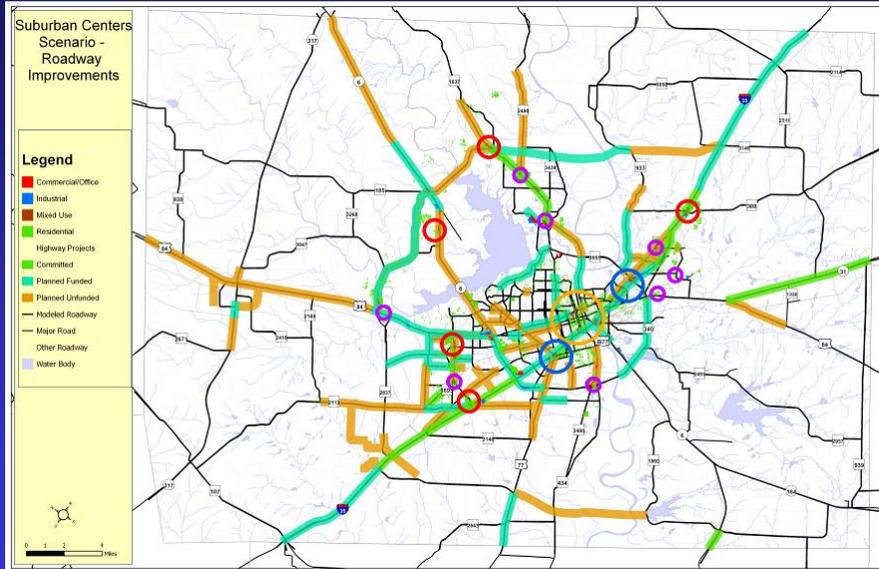
# Urban Centers Scenario



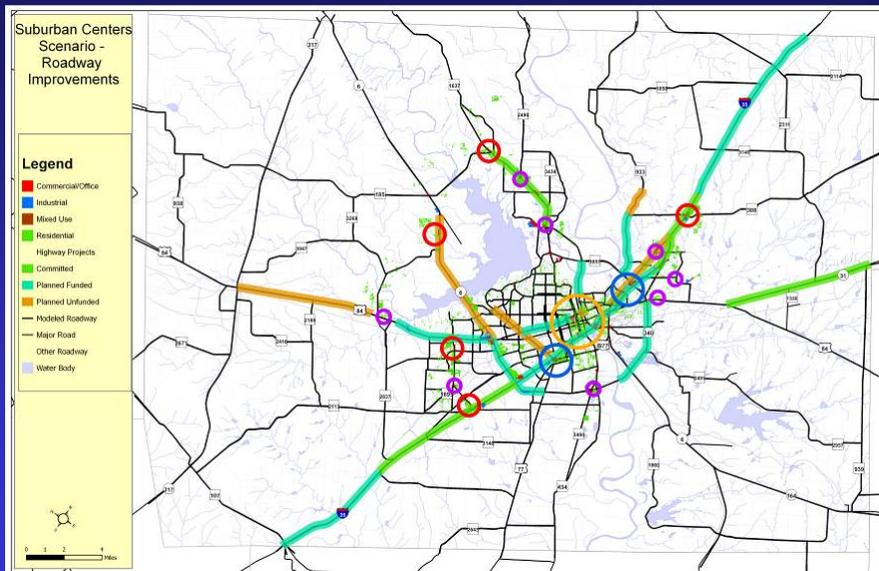
# Trend Scenario Roadway Network



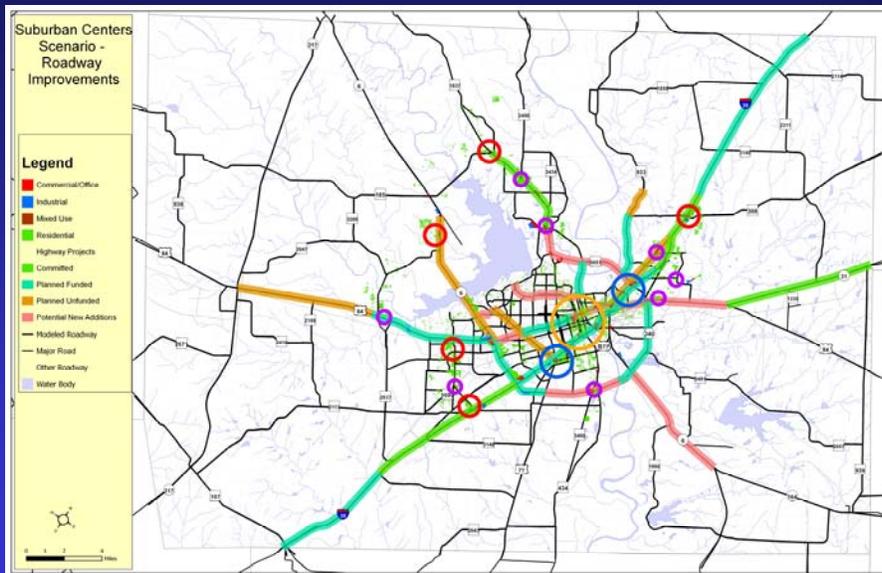
# Suburban Centers Scenario



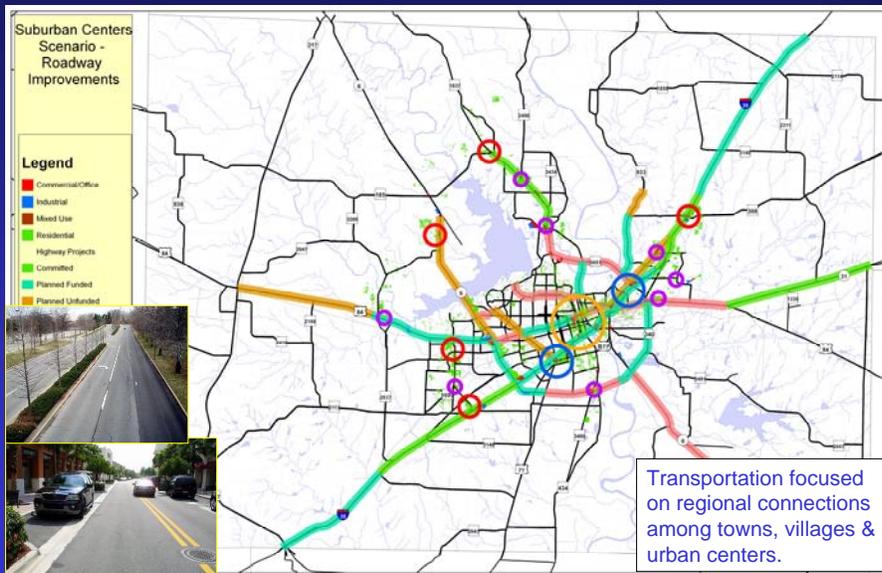
# Minus "Sprawl" Projects



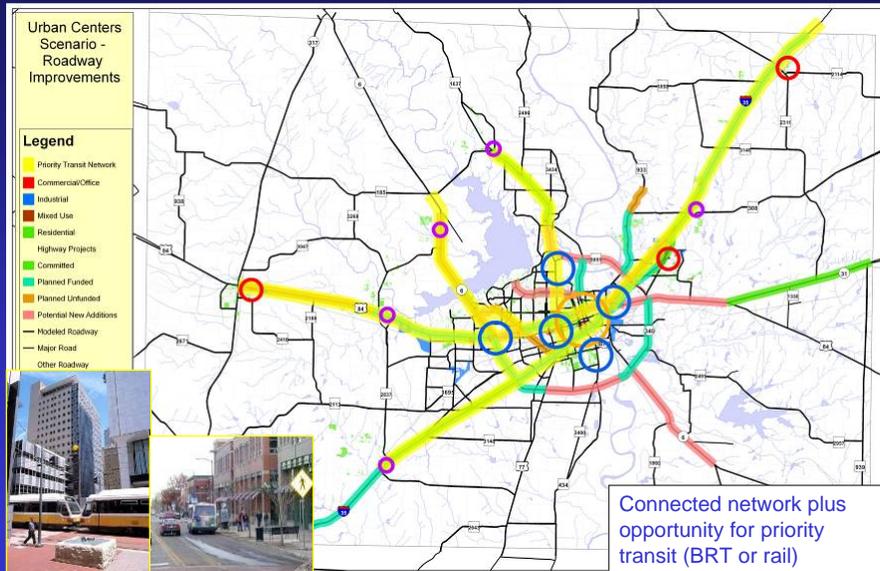
# Plus Strategic Connections



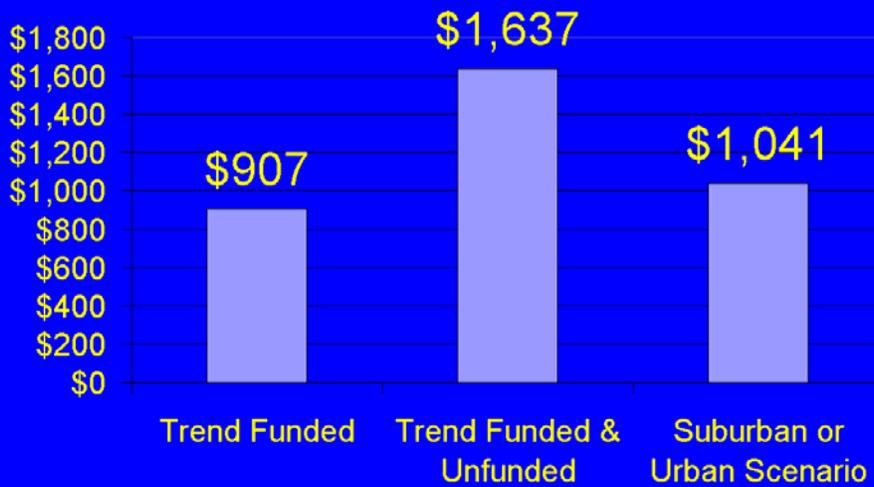
# Suburban Centers Network



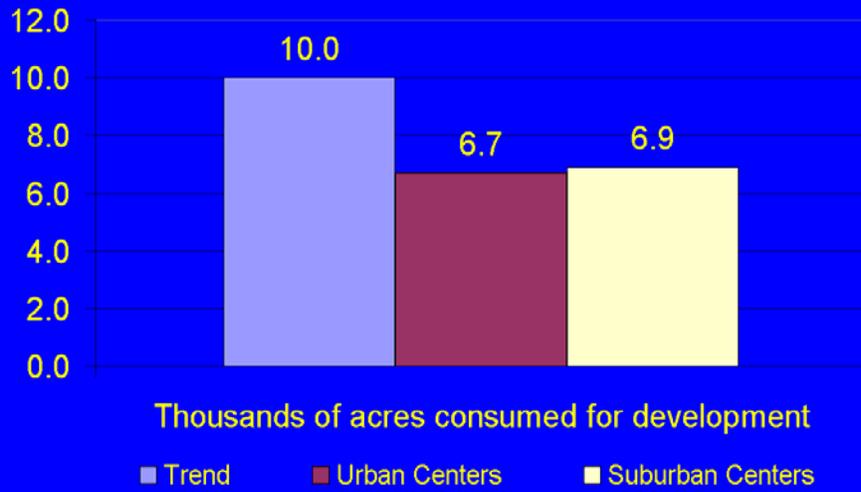
# Urban Centers Network



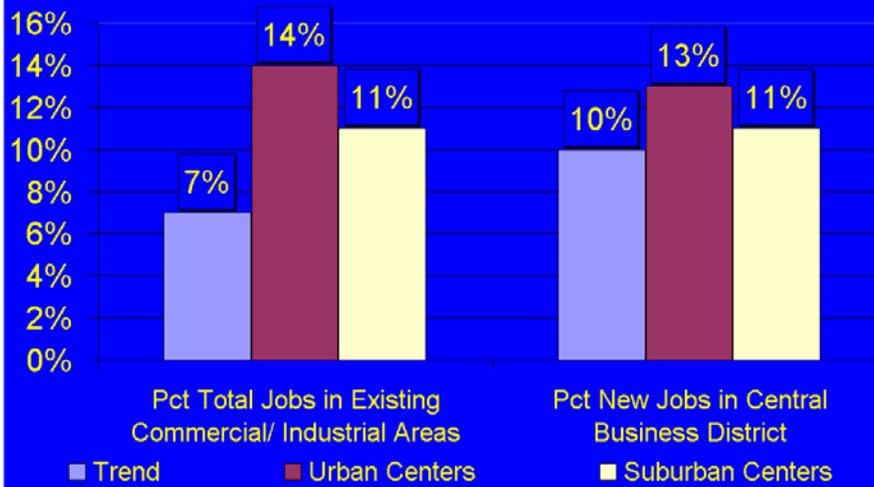
## Roadway Project Costs (millions)



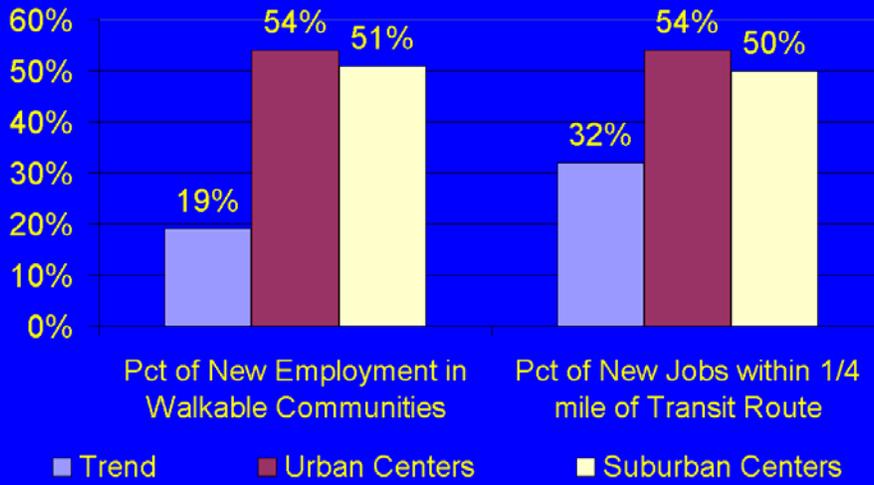
## Land Consumption



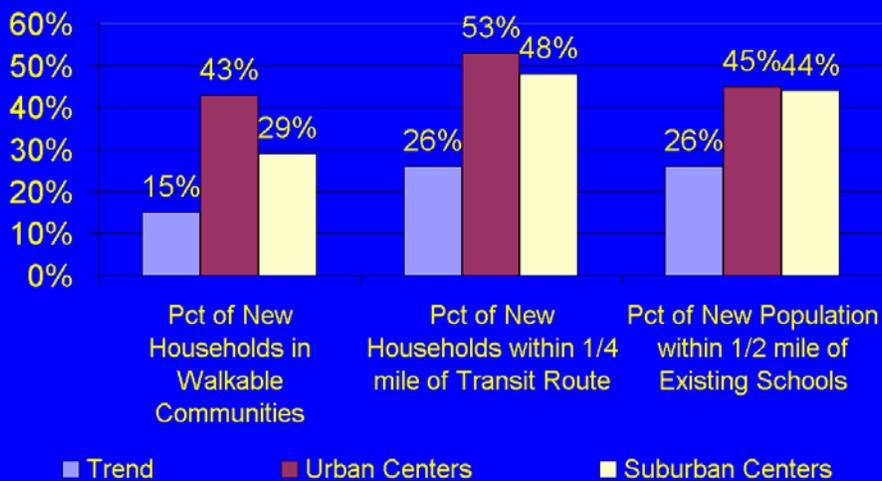
## Employment Location



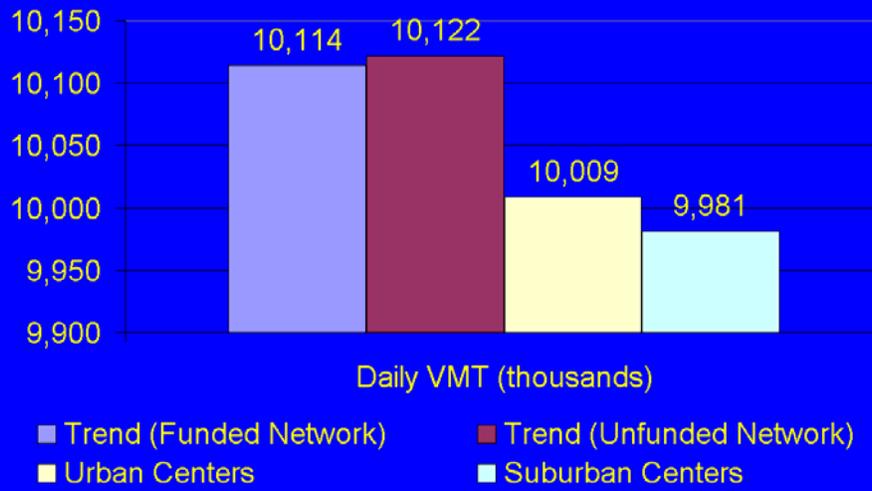
## Employment Accessibility



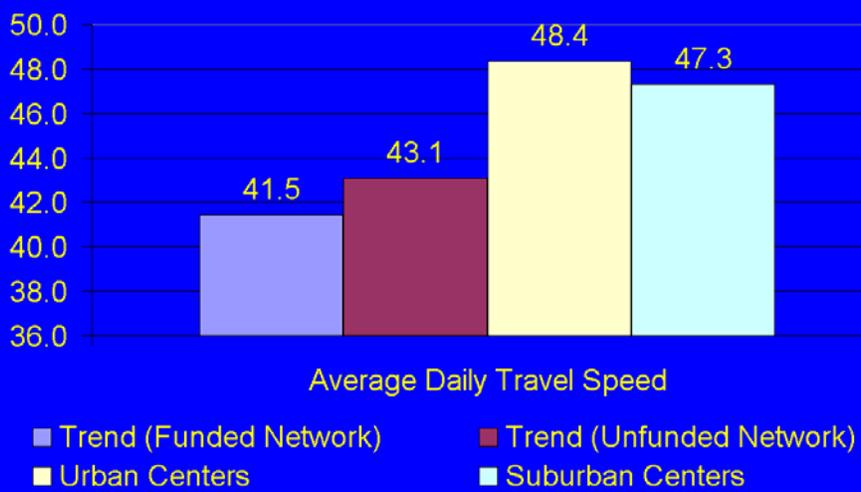
## Neighborhood Accessibility



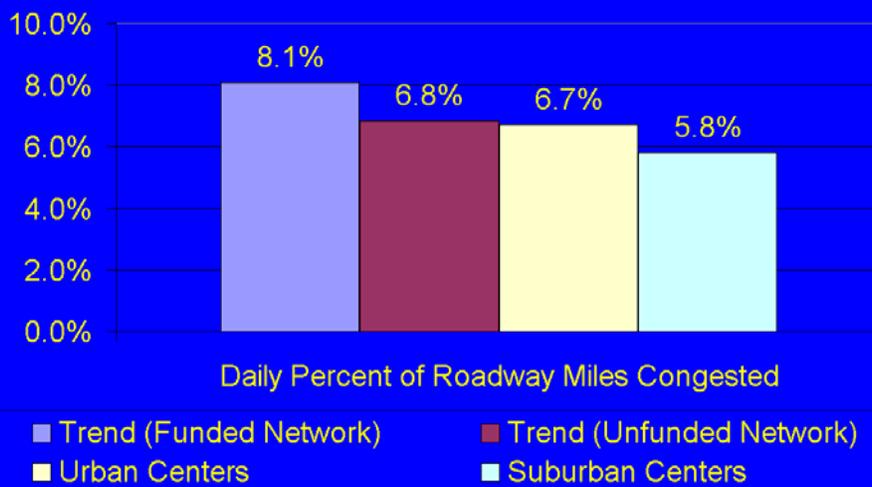
## Vehicle Miles Traveled



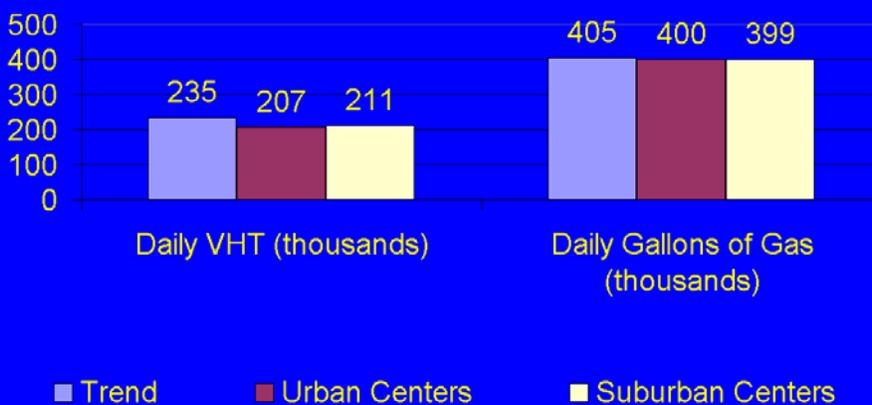
## Travel Speed



## Congestion



## Vehicle Hours & Gas Consumption



# How Will We Get There?

## Implementing the Vision

- Transportation investments
- Local policies
- Economic initiatives
- Community investments

**Building Livable Communities**  
Jefferson Area Eastern Planning Initiative

**Gainesville Metropolitan Area - The Livable Community Reinvestment Plan**  
Making Transportation Investments that Support Livable Communities and Neighborhoods

**Challenges**

- Lack of transit services
- Inconsistent transit services
- Limited transit options
- Limited transit routes
- Limited transit hours
- Limited transit stations
- Limited transit services
- Limited transit options
- Limited transit routes
- Limited transit hours
- Limited transit stations
- Limited transit services

**Transportation Plan**

**BUILDING FROM WITHIN**

The Englewood Metropolitan Transportation Study (EMTS) seeks to engage Greater Englewood area residents and decision makers in establishing a clear and comprehensive vision for the community. To define this vision and augment the process of community involvement with past planning efforts, the EMTS has taken the initiative to conduct a visioning process as part of its "Transportation Tomorrow" long range transportation plan update.

## Everyone Plays a Part

- Waco MPO
- Municipalities
- McLennan County
- Private Developers



## Possible Steps -- MPO

- Policy & Planning
  - Amend MTP & TIP
  - Identify additional \$\$\$ for local projects
    - Safe Routes to School
    - Enhancement grants
    - Public Private Partnerships
- Local Education & Coordination
  - Data & technical analysis

## Possible Steps - Municipalities

- Planing & Development
  - Update plans, zoning and subdivision ordinances
  - Revise development review process
- Public Investments
  - Target infrastructure & utilities to desired development areas
  - Invest in pedestrian and cycling infrastructure
  - Make public improvements such as beautification and streetscaping in core development centers

## Possible Steps - County

- Develop a Capital Improvement Program (CIP) for the growth areas identified in the plan
- Identify funding strategies for infrastructure in the unincorporated County
- Consider formation of a Regional Mobility Authority or other special district to support the Preferred Scenario

## Possible Steps – Private Developers

- Partnerships
  - Work with municipalities on resolving barriers to desired development
  - Propose reasonable incentives for redevelopment and infill development
- Investments & Ideas
  - Track market interest in livable communities
  - Consider possibilities for McClennan County

## Preferred Scenario

- Study the scenario maps
- Pick a map to mark up
  - Changes? Tweaks? Ideas?
  - Why Is This the Best Alternative?
  - What Steps Could be Taken to Achieve It?