

Tierra Verde Target Area

Community Workshop
August 17, 2006



Community Workshop Agenda

Introduction	5:00 – 5:15
Community Input Results	5:15 – 5:20
Salvage Yard Update	5:20 – 5:25
Land Use Concepts	5:20 – 6:00
Feedback Discussion	6:00 – 6:15
Conclusion	6:15 – 6:30



Planning Process

Utilizing the wealth of information and analysis in the Tierra Verde Small Area Plan as a starting point, Gideon Toal will work with the City of Arlington and community members to create a concept plan and implementation strategies for the Tierra Verde area.

STEP 1: Site analysis and data collection

STEP 2: Public Meeting #1

STEP 3: Conceptual Land Use Plans

STEP 4: Concept Plan Options and Zoning Proposals

STEP 5: Public Meeting #2

STEP 6: Final Recommendations and Implementation Plan

STEP 7: Final Report

STEP 8: Implementation/Negotiations



Community Input Exercises

Results

- S.W.O.T.
- Visioning
- 5 Bold Steps

S.W.O.T. – Summary Results

Strengths

- Golf course – natural qualities and recreation opportunity
- Land availability/large vacant tracts
- Easy access to metroplex
- Rural qualities
- Low density
- Existing “E” zoning
- MLK sports complex
- Quiet/peaceful/tranquil
- Concerned citizens



S.W.O.T. – Summary Results

Weaknesses

- Split school districts
- Lack of infrastructure
- Current zoning options
- Light industrial uses (including salvage yards)
- Isolated development
- Lack of code enforcement
- Lack of large lots/homes
- “E” zoning and small lot sizes
- Low public perception of City of Arlington
- Not walkable
- Inconsistent addresses



S.W.O.T. – Summary Results

Opportunities

- Linear park connecting the rest of Arlington
- Expansion of Golf Course Drive to open up area to the South
- Medical offices and retail along 287
- Larger lot, upscale homes
- Increase property values
- Re-brand area (i.e. Las Colinas in Irving)
- Trails around Golf Course
- “Green” Development
- Urban convenience in a rural setting
- Topography/trees



S.W.O.T. – Summary Results

Threats

- Environmental problems from salvage yards
- Overuse of “MF” and “R2” zoning
- Inadequate zoning for alternative types of residential development
- Existing elderly residents may not want to move
- Continued “hodge-podge” development
- Expansion of wrecking yards
- Fencing
- Shotgun housing
- Existing developers in Arlington
- Traffic/congestion
- Housing standards are low



Visioning – Summary Results

- Tax Increment Finance (TIF) Zone
- Upscale residential with a more rural feel
- Appropriate zoning and design standards to improve quality
- Re-brand the area – entire area built around a cohesive theme
- Larger homes and lots with no fences, a significant buffer between lots, and environmental protections
- A walkable area where kids can walk to school
- Create a linear park system
- Retail density along highways with a mix of uses – and larger lots in the interior
- Model area after good Kennendale and Mansfield developments
- Mixed-use developments with higher-end urban amenities in a rural setting
- Rural atmosphere with meandering streets like the Wimbeldon area.
- Sustainable housing that will attract a new types of residents.



5 Bold Steps – Summary Results

- City-initiated rezoning
- Land acquisition and banking
- Infrastructure Improvements
- Close wrecking yards
- Create community design theme/amenities
- Name recognition/sense of place
- Create City/County policies to attract quality
- Listen to the people
- Redo the housing standards
- Redesign the golf course to accommodate bigger homes
- Create a long-term vision plan
- Have a home owners association before people move in
- Create a plan and stick to it
- Don't succumb to weakness



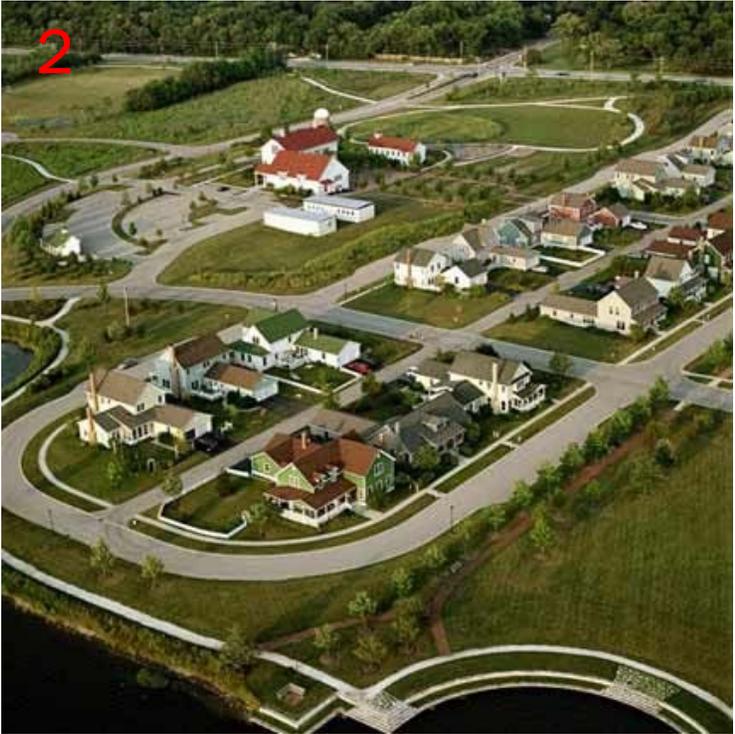
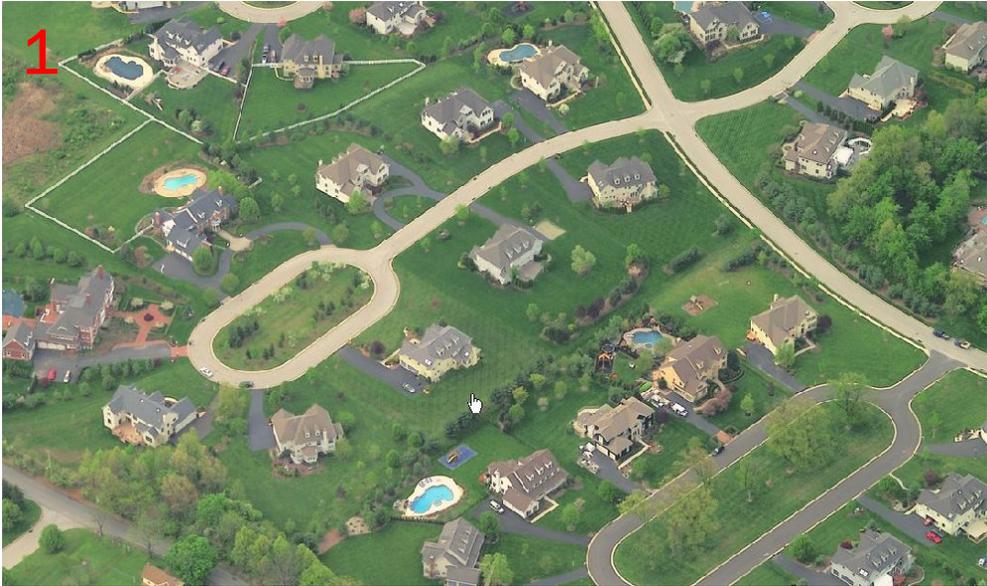
Visual Preference Survey Results

Recap – Visual Preference Survey

Housing Type



Housing Layout



Recap – Visual Preference Survey

Commercial



Recap – Visual Preference Survey

Roads



Recap – Visual Preference Survey

Landscape

1



2



Summary of Feedback

- Natural qualities, golf course, and MLK Sports Complex are significant neighborhood assets.
- Desire for a different type of development – upscale, large lot homes, as well as mixed use and more intense retail along major roads.
- Development should be environmentally and financially sustainable.
- Zoning and infrastructure issues need to be addressed.
- Salvage yards along 287 should be replaced with retail and services.



DRAFT Vision Statement

Southwest Arlington's Tierra Verde District will be a financially and environmentally sustainable community memorable for its rural character, village like atmosphere, mix of high quality housing options and complementary commercial activity, whose public Audubon Signature golf course and first tier sports complex are at the heart of a network of trails and roads linking District neighborhoods, schools, businesses and open space.

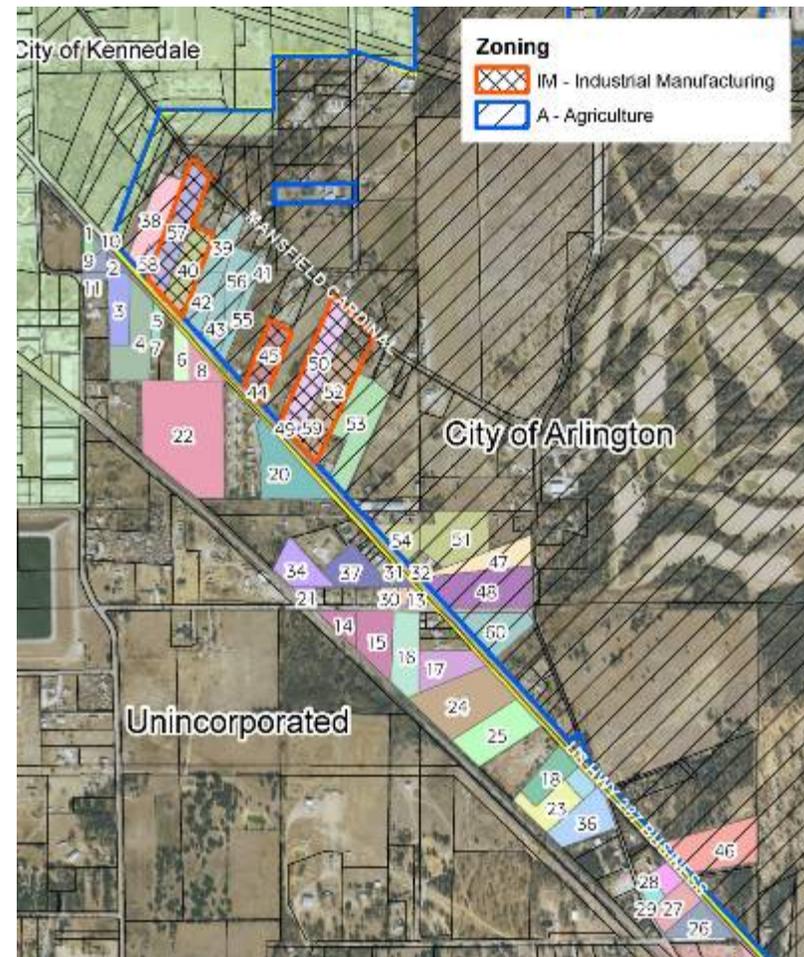


Salvage Yard Research



Salvage Yards

- City of Kennedale annexed land used as a junkyard and assigned residential zoning.
- The junkyard was to be amortized 3 years from the annexation.
- Amortization is a process in which a city sets a length of time that an owner is allowed to continue using a property in a nonconforming way.
- In setting a time period, the city must allow the owner a fair amount of time to recoup their investment.
- The courts have affirmed the City's decision to amortized the property.



Land Use Scenarios

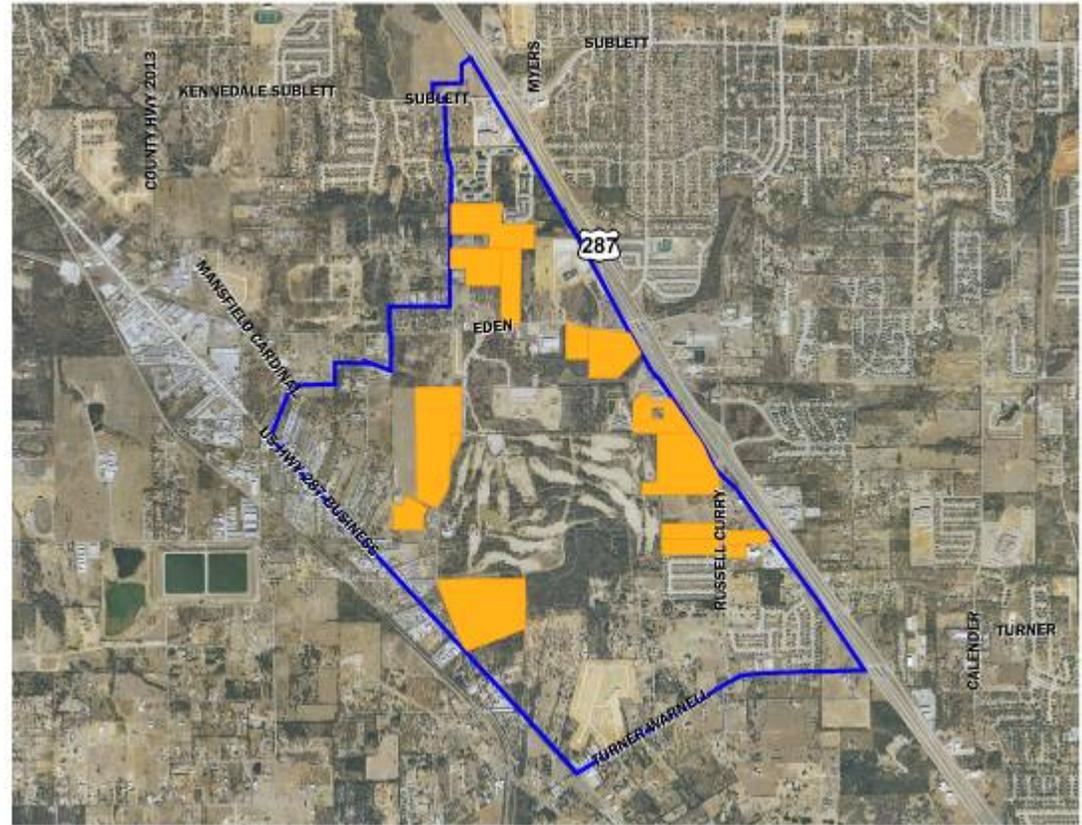
- Scenario 1: “Business as Usual”
- Scenario 2: “Upscale Estates”
- Scenario 3: “Mixed-Density Conservation Development”

Land Use Scenarios

Scenario 1: "Business as Usual"



 Vacant Developable Land suitable for this scenario (253 acres)



Tierra Verde Target Area

Financial Analysis of “Business as Usual”

Assumptions	"Business as Usual"
Sale Prices per Lot	\$45,000
Development Cost Estimate Per Acre	\$35,000
Land Cost estimate Per Acre	\$30,000
Yield Density Estimate	4.80
Sample Scenarios	
Average	253
Lot Yield	1,214
Gross Sales	\$54,648,000
Gross Development Costs (per acre)	\$8,855,000
Gross Land Costs (per acre)	\$7,590,000
Gross profit	\$38,203,000

Advantages and Disadvantages of “Business as Usual”

Advantages

- Profitable for developers and land owners.

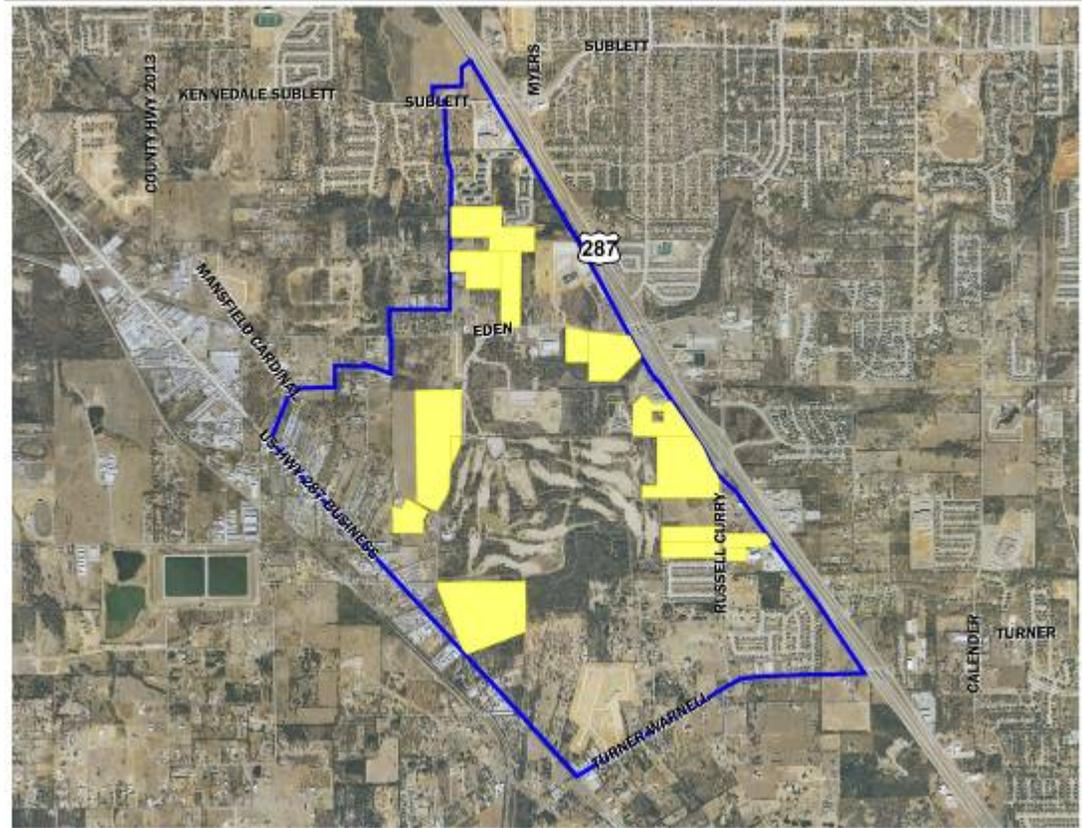
Disadvantages

- Not consistent with what the Tierra Verde community desires.
- Creates a strain on public infrastructure (roads, utilities/drainage, and services).
- Accommodates a narrow segment of the residential market.
- Potentially detrimental to environmental precedent set by the Tierra Verde Golf Course.

Scenario 2: "Upscale Estates"



 Vacant Developable Land Suitable for this scenario (253 acres)



Land Use Scenarios

Financial Analysis of “Upscale Estates” vs. “Business as Usual”

Assumptions	"Business as Usual"	10,000 Sq Ft.	15,000 Sq Ft.	20,000 Sq Ft.
Sale Prices per Lot	\$45,000	\$60,000	\$70,000	\$85,000
Development Cost Estimate Per Acre	\$35,000	\$35,000	\$35,000	\$35,000
Land Cost estimate Per Acre	\$30,000	\$30,000	\$30,000	\$30,000
Yield Density Estimate	4.80	3.50	2.40	1.80
Sample Scenarios				
Average	253	253	253	253
Lot Yield	1,214	886	607	455
Gross Sales	\$54,648,000	\$53,130,000	\$42,504,000	\$38,709,000
Gross Development Costs (per acre)	\$8,855,000	\$8,855,000	\$8,855,000	\$8,855,000
Gross Land Costs (per acre)	\$7,590,000	\$7,590,000	\$7,590,000	\$7,590,000
Gross profit	\$38,203,000	\$36,685,000	\$26,059,000	\$22,264,000
Difference from "Business as Usual"		(\$1,518,000)	(\$12,144,000)	(\$15,939,000)

Advantages and Disadvantages of “Upscale Estates”

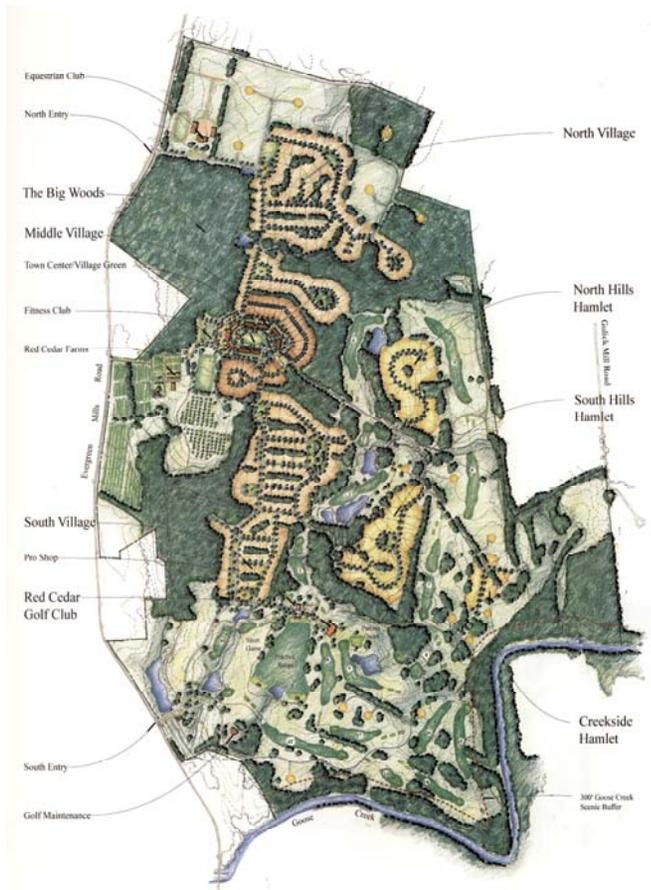
Advantages

- Consistent with what the Tierra Verde community desires.
- Less demand on public infrastructure (utilities and services).
- Preserves the rural and environmental character of Tierra Verde.

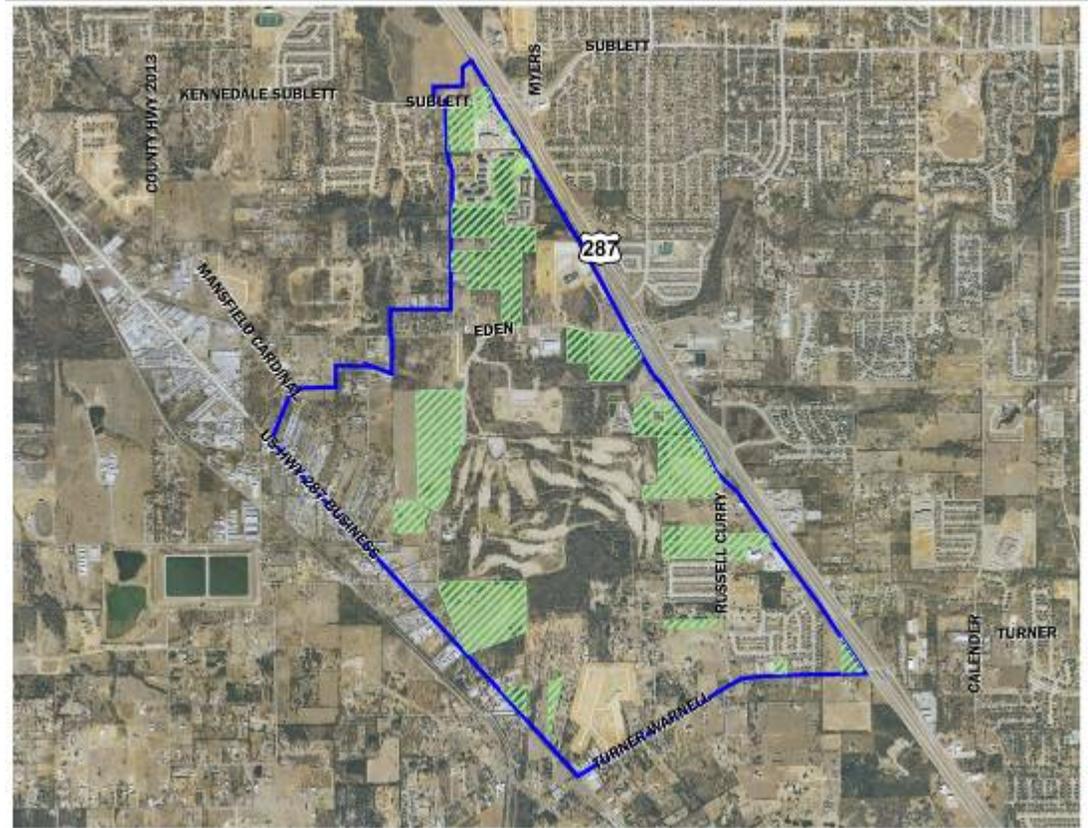
Disadvantages

- Not as profitable for developers and land owners.
- Eliminates a large portion of the market (i.e. empty nesters, retirees, singles, busy professionals) that are not interested in such a product.
- Due to the limited market, estate lots often have an annual absorption rate of 20-40 lots per year which could mean very long absorption period.
- Small number of owners makes costs of common amenities more expensive and challenging.

Scenario 3: “Mixed-Density Conservation Development”



 Vacant Developable Land Suitable for this scenario (302 acres)



Tierra Verde Target Area

Scenario 3: “Mixed-Density Conservation Development”

General Principles

- Development is clustered in areas most efficiently served by existing and future/planned infrastructure.
- Mandatory design standards create a sense of “assured quality” for developers and landowners.
- Design standards can address street design, landscape/tree preservation, architecture, and more.
- The Tierra Verde Golf Course and MLK Sports Complex become the centerpiece of the community. Hike/bike trails and golf cart paths connect residents to these facilities.
- Mix of development types to accommodate a variety of residents – all of whom buy in to the common theme of “Tierra Verde” (see vision statement).
 - Cottage Homes
 - Clustered Conservation Development
 - Upscale Townhomes
 - Retirement Village
 - Mixed-Use Hamlets
 - Neighborhood Commercial

Scenario 3: “Mixed-Density Conservation Development”

Cottage Homes



Scenario 3: “Mixed-Density Conservation Development”

Cottage Homes

- Attractive to empty nesters, retirees, and young families.
- Smaller lots (approx. 4,500 sq ft) focused around a central gathering place (square/plaza/town green).
- Sidewalks and front porches encourage neighbor interaction.
- Design standards create a consistent, high quality product.



Scenario 3: “Mixed-Density Conservation Development”

Clustered Conservation Development



Scenario 3: “Mixed-Density Conservation Development”

Clustered Conservation Development

- Attractive to residents who value open space, environmental quality, and outdoor recreation.
- Homes are clustered together (approx. 10,000 sq ft lots) with the remainder of the land protected in a *conservation easement*, a voluntary restriction landowners place on specified uses of their property to protect natural, productive, or cultural features.
- The landowner receives tax benefits for “donating” the development rights to the portion of the site that is preserved.



Research shows that homes in close proximity to open space, particularly golf courses, carry at 25-30% higher value than similar homes without the proximity to open space.

- John Crompton, [The Proximate Principle](#)

Scenario 3: “Mixed-Density Conservation Development”

Upscale Townhomes



Photo by author

Scenario 3: “Mixed-Density Conservation Development”

Upscale Townhomes

- Appeals to growing segment of the market – *empty nesters, retirees, busy professionals* – who desire a “lock and leave” lifestyle.
- High density development (approx. 1,500 sq ft lots) with a range of community amenities such as swimming pools, fitness facilities, and meeting rooms.
- Located with easy access by foot or golf cart to the Tierra Verde golf course and MLK Sports Complex.



Scenario 3: “High Quality Development Mix”

Retirement Village



Scenario 3: “Clustered Mix Scheme”

Retirement Village

- There is a need for retirement facilities in Arlington – many Arlington residents move away for these services.
- Can include a mix of housing types based on lifestyle – from “active living” cottages to full nursing care facilities – centered around community gathering spaces.
- Existing retail provides convenient services.
- Located to take advantage of recreation opportunities at the Tierra Verde Golf Course and MLK Sports Complex.



Scenario 3: “Mixed-Density Conservation Development”

Mixed-Use Hamlet



Scenario 3: “Mixed-Density Conservation Development”

Mixed-Use Hamlet

- Appeals to growing segment of the market – empty nesters, retirees, busy professionals – who desire an “urban lifestyle in a rural setting.”
- “Village” atmosphere with retail on the ground floor and office or residential above.
- Physical features promote walking – wide sidewalks, street trees, sidewalk cafes, etc.
- Parking is on the street or in interior parking garages – park once and walk to shops/services.
- High density retail maximizes property value to developer/landowner and sales tax revenue to City.



Scenario 3: “Mixed-Density Conservation Development”

Neighborhood Commercial



Scenario 3: “Mixed-Density Conservation Development”

Neighborhood Commercial

- Smaller scale retail and commercial services.
- Primarily located along major arterial and highway frontage roads.
- Design standards ensure consistent quality.



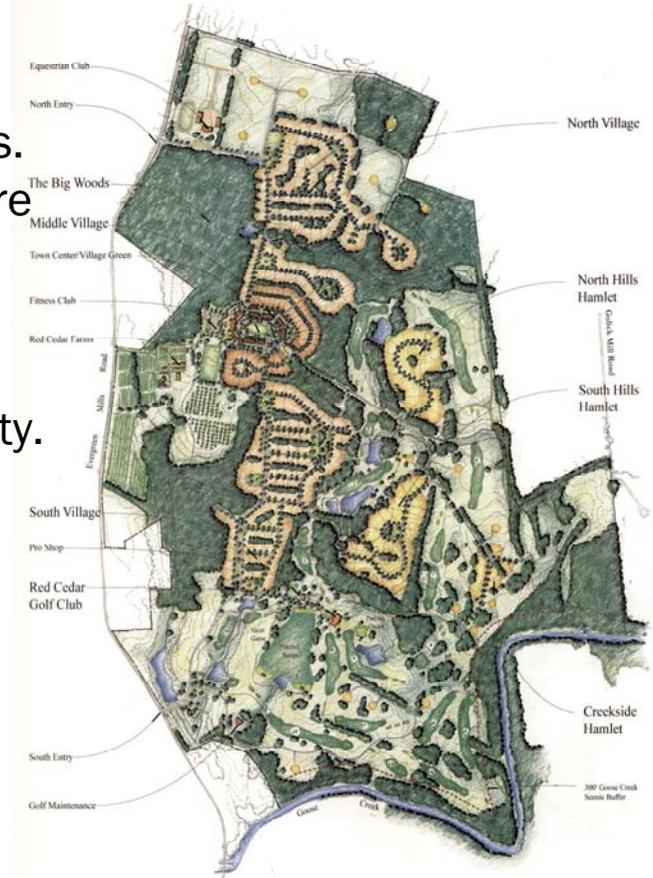
Advantages and Disadvantages of “Mixed-Density Conservation Development”

Advantages

- Consistent with what the Tierra Verde community desires.
- Takes advantage of existing/planned public infrastructure (utilities and services).
- Proper mix and placement preserves the rural and environmental character of Tierra Verde.
- Accommodates a variety of residents – promotes diversity.
- Mandatory design standards ensure consistent quality.
- Financially viable for developer and City.

Disadvantages

- Land assemblage/available land
- Project coordination and timing to ensure the right balance/mix.



Conclusion/Next Steps

- Based on community input tonight, further develop the “Mixed-Density Conservation Development” scenario in more detail.
- Conduct the financial analysis on the detailed plan, including:
 - developer and home owner tax advantages
 - quantify public infrastructure costs
 - evaluate market viability
 - determine any potential funding gap



Conclusion/Next Steps

- Implementation Strategy: identify the mechanisms to make the plan happen
 - create overlay/zoning district
 - incentives for any potential funding gap
 - design standards to maintain quality
 - enforcement
- Presentation to City Council (September 12th)
- Final Report



Thank you!

