



Village on the Green
at
Tierra Verde

City Council Work Session
September 26, 2006

Community Development and Planning
Gideon Toal



“The Big Picture”

Opportunity: Only large area of undeveloped land with “A” zoning available for new growth

Opportunity: Undeveloped area available to strengthen assessed values in Arlington

Opportunity: Undeveloped area available to leverage existing and future city investment



“The Plan is about Choices”

- **Housing Choices**

- Housing types
- Housing size
- Housing value

- **Development Choices**

- Small lot, high quality development
- Large lot, high quality development
- Conservation Design development
- Mixed density, high quality development
- Limited commercial to serve area residents

ALL choices lead to the creation of a special community linked to the larger Arlington community.



“The Plan is about Placemaking”

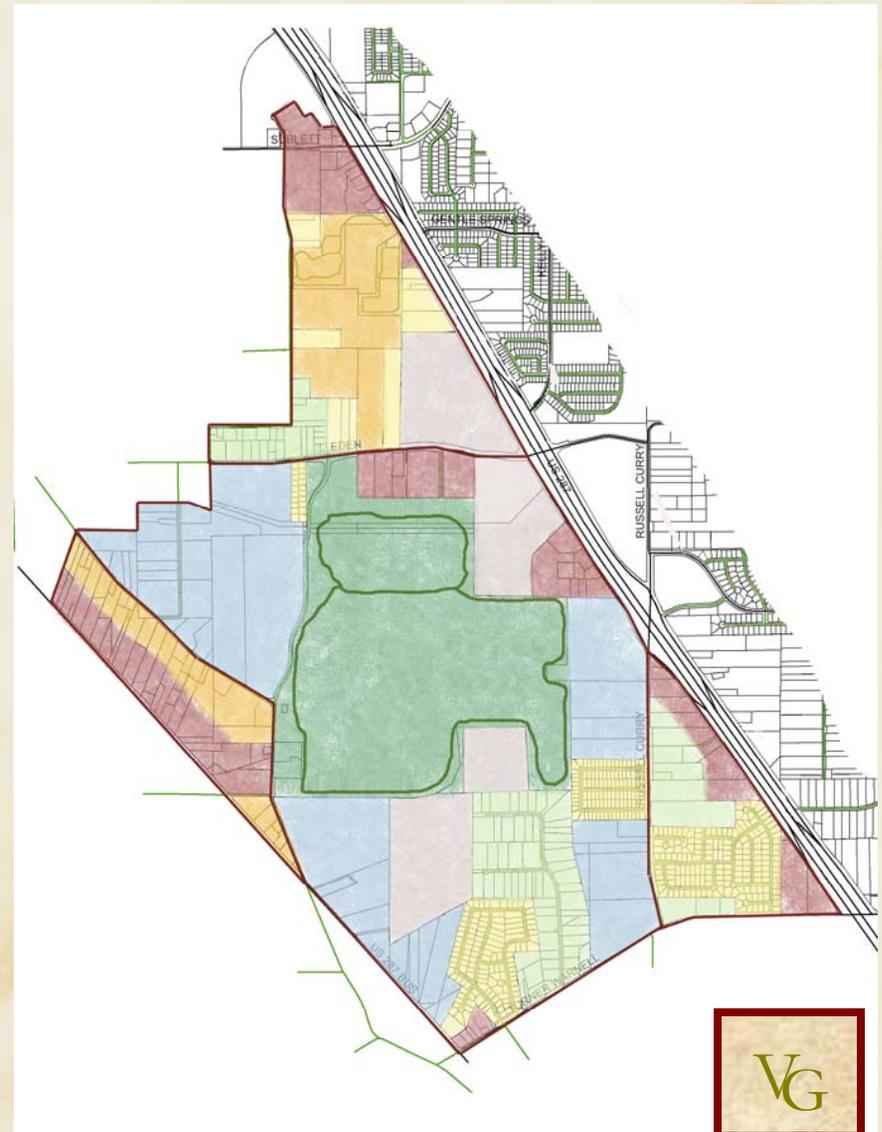
- **Integrated Trail System** - residents and visitors have a choice to walk or bike to connect with the rest of the community
- **Environmental Focus**
 - Greater open spaces
 - Environmental design incentives

Stakeholder Concerns

Residents	City	Developers
Open Space Preserved	Missing High End Market	Little Flexibility
Lack of Quality Standards	Standard Housing Options	Strict Lot Size Standards
Rural Feel In Jeopardy	Stagnant Taxable Values	Zoning Process Lengthy and Costly
Missing Infrastructure	No Open Space Preservation	No Incentives for Higher Quality
Lack of Consistency	Complicated Process	Market Constraints

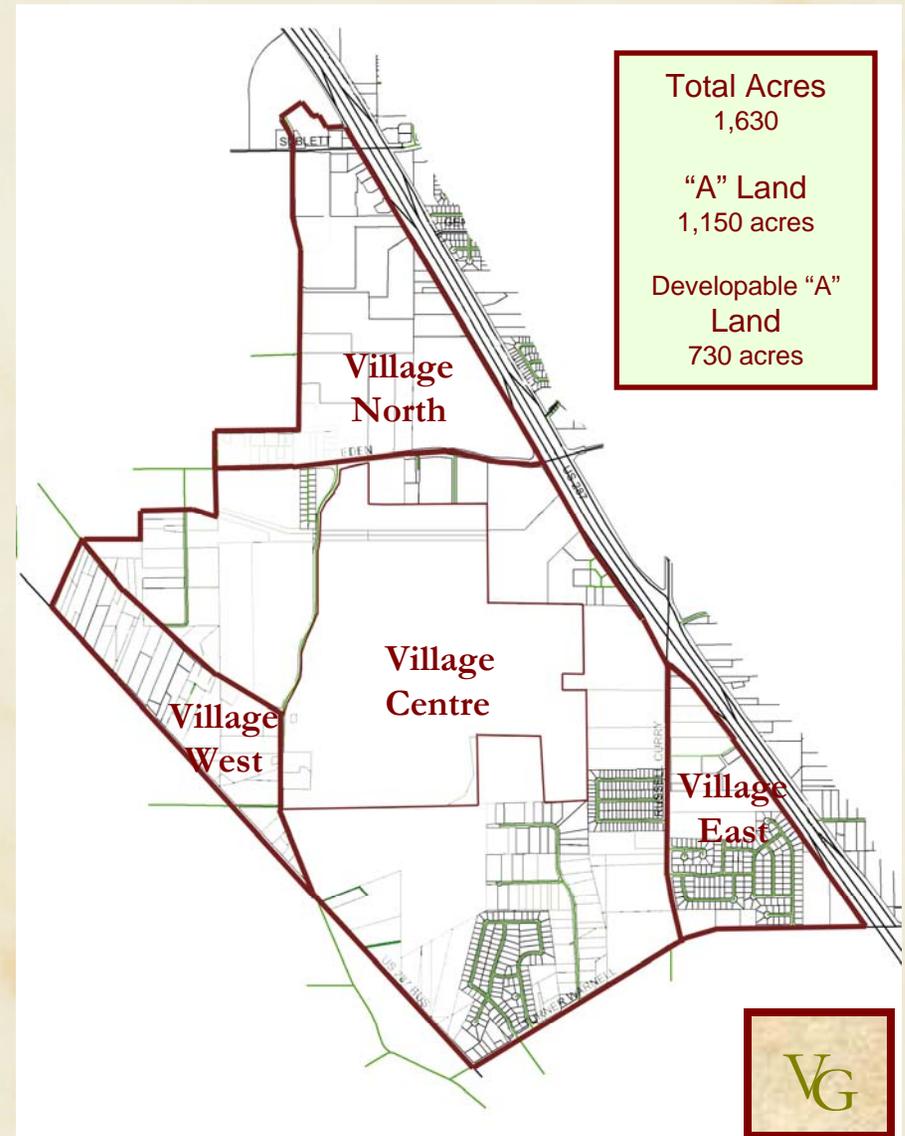
Vision

Tierra Verde 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. The public Audubon Signature golf club and first tier sports complex are at the heart of a network of trails and roads linking neighborhoods, schools, businesses, and open space.



Reaching the Vision

- Creating “**Areas**” based on common characteristics
- Identifying development potential
 - Expanding uses on “**A**” zoned land
 - Controlling uses permitted in each area
 - Requiring quality design with “**Design Standards**”
- Requiring **open space and trail connections**

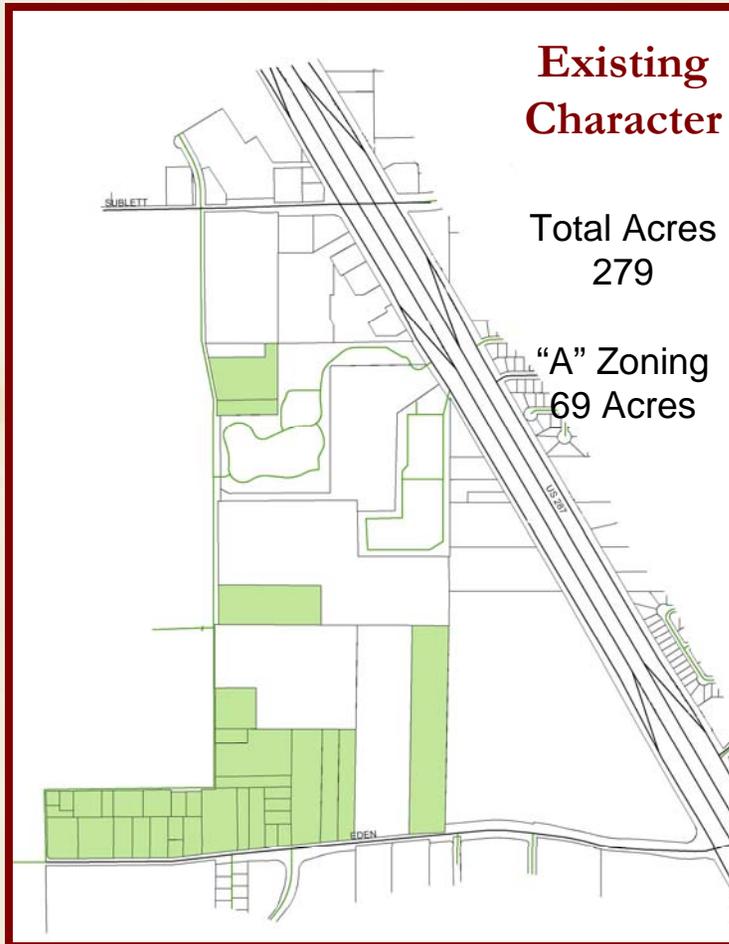




Open Space

- **What constitutes open space?**
 - Depending on location, open space can be land left in its natural state or in an active/passive community park setting.
- **Why require open space?**
 - Open space is required to create value and amenities for the proposed subdivision, as well as to preserve some of Arlington's remaining land.
- **Social Benefits –**
 - Social interactions
 - Health benefits
 - Safe places to play and gather
- **Environmental Benefits –**
 - Impervious surface is reduced
 - Combats air pollution
 - Protects surface and ground water resources by acting as a filter
 - Outdoor classroom
 - Plant and animal habitats may be preserved
- **Economic Benefits –**
 - Positive impact on home prices (as much as 20% increase in values)
 - Aids in stabilizing markets

Village North



Permitted Uses

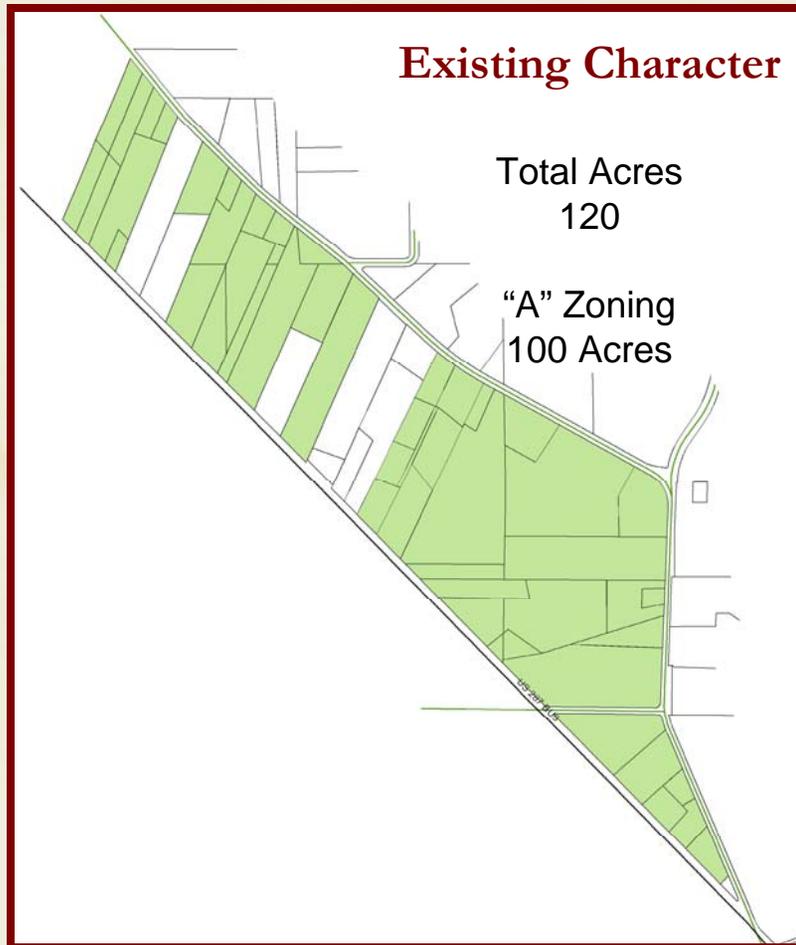
Residential Low Density
(Max 4.5/acre)

Design Standards

20% Common Open Space
Façade Treatment
Garage Location
Minimum Home Size = 2,000 sq ft



Village West



Permitted Uses

Neighborhood Service

Local Service
(Frontage on Business 287)

Residential Attached
(Max 7.5/acre)

Residential Low Density
(Max 4.5/acre)

Design Standards

30% Common Open Space

Trail Connection

Street Treatment

Façade Treatment

Minimum Home Size = 1,500 sq ft

VG



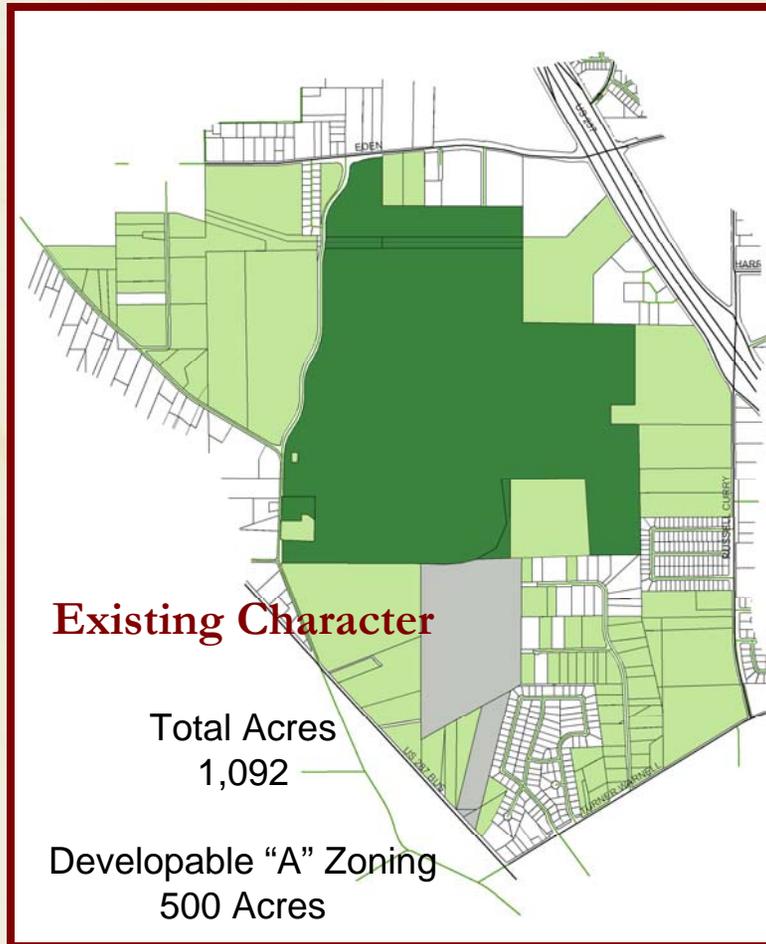
Addressing Salvage Yards

Option A: Create a financial incentive through increased value potential for commercial and residential uses.

Option B: Implement a “**Transitional**” option for properties not properly zoned to amortize salvage yard uses over a period of time.

Option C: Implement an amortization option for “**ALL**” properties containing salvage yards to amortize over a period of time.

Village Centre



Permitted Uses

Residential Low Density
(Max 3.5/acre)

Neighborhood Commercial (Phase II)

Design Standards

20% Common Open Space

Trail Connection

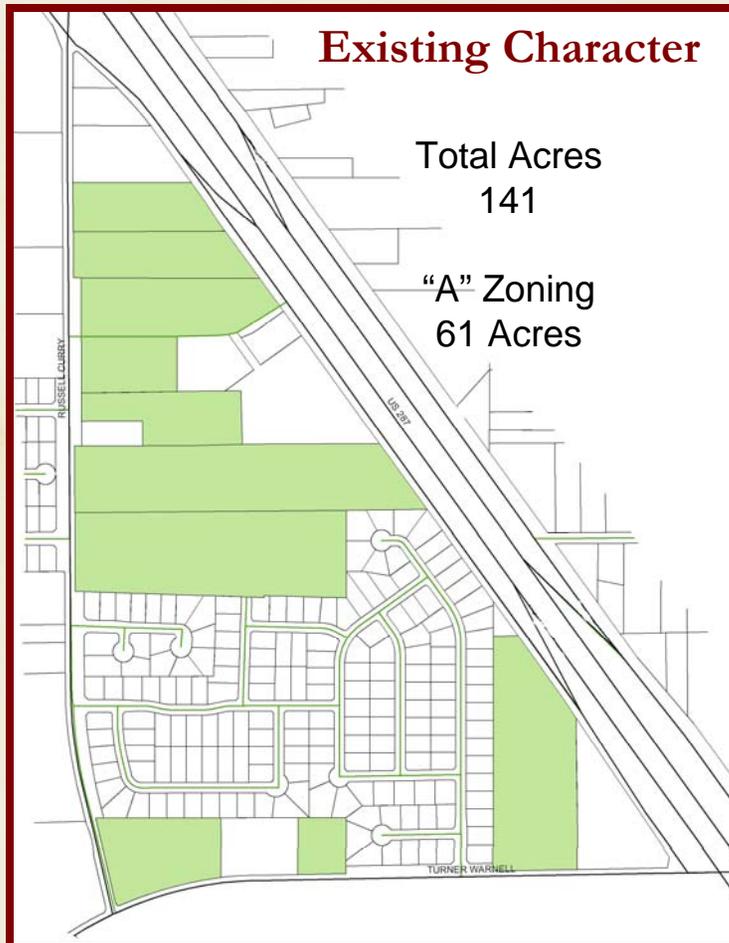
Street Treatment

Façade Treatment

Curvilinear Street Design

Minimum Home Size = 2,000 sq ft

Village East



Permitted Uses

Neighborhood Service

Local Service
(287 Frontage)

Residential Low Density
(Max 2.5/acre)

Design Standards

10% Common Open Space

Trail Connection

Street Treatment

Façade Treatment

Minimum Home Size = 2,500 sq ft

Design Standards Summary

Residential

- Minimum Acreage
- Common Open Space %
- Trail Connections
- HOA or Dedication
- Streetscape Treatment
- Street Trees
- Interior Curvilinear Streets
- Home Sizes
- Façade Treatments
- Material Requirements
- Garage Locations

Commercial

- Façade Treatments
- Material Requirements
- Articulation
- Design Features
- Entry Features



Design Standards - Additional Considerations

- Environmental Performance Standards
 - Green Building Techniques
 - Native Landscaping
- Vacant Land Zoned other than “A”



Enabling Success



Potential Incentives

- No Zoning Change Required
- Expedited Development Review
- Rural Design Standards May Apply

- City CIP Participation
- Park Fees
- Roadway Impact Fees

Economic Success – Example

Village Centre Example:

– Assumptions include:

- Total acres - 500
- Product mix - 10,000 sf – 5 acres
- Total lots - 750
- Absorption - 7 years
- Acre price - \$50,000
- Home price - \$150,000 - \$885,417
- Lot price - 10% - 30% of home price
- Master infrastructure - \$7,548 per lot
- Intract infrastructure - \$16,884 per lot

= 25% ROI



Sample Comparison – 30 Acre Site

Plan Elements	Existing “A” Land	Typical “E” Zoning	Overlay Density 3.5/acre
Lot Yield	6 lots	100-105 lots	100-105 lots
Open Space	NA	NA	6 acres
Trail Connection	NA	NA	Required
Street Design	NA	NA	Curvilinear
Home Size	1,500 sq ft	1,500 sq ft	2,000 sq ft
Materials	100% Masonry	100% Masonry	100% Masonry
Articulation	NA	NA	Required
Garage Location	NA	NA	25% in rear or side

Enabling Success

- **Completed Entitlements** ✓
 - Zoning in Place
 - Clear and established criteria for development
- **Market Flexibility** ✓
 - Diversity of product type
- **Fair Rate of Return** ✓
 - Opportunity Costs
- **Economic Incentives** ✓
 - Encourage specific development
- **Streamlined Development Review** ✓
 - Saving time and money



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Addressing the Concerns

Residents	City	Developers
Open Space Preserved	Fulfillment of Missing Market	Flexibility in Site Plan
Quality Standards	Variety of Housing Options	Density vs. Lot Size
Rural Feel Remains	Increased Taxable Values	Zoning Process Waived
Infrastructure in Place Sooner	Open Space Preserved	Potential Monetary Incentives
Certainty	Streamlined Process	Fair Rate of Return



Potential Questions

- **Is the plan marketable?**
 - Yes, based on real estate proforma information and demographic market to the area
- **If developer does not wish to follow the plan, what is the alternative?**
 - The “straight” zoning request and the “PD” request remain in effect.
- **What are the next steps?**
 - Planning and Zoning Commission reviews
 - Final recommendations to City Council
 - City Council reviews and adopts plan



 Discussion