



CITY OF

**AMARILLO**®

OPEN SPACES ★ ENDLESS OPPORTUNITIES

**Partnership for Development Progress**

**August 10, 2021**

Creating a way for Amarillo to grow

# MISSION STATEMENT

## Mission Statement for Partnership for Development Progress

***“To create a development focused, solutions-based approach for continued and sustainable growth.”***

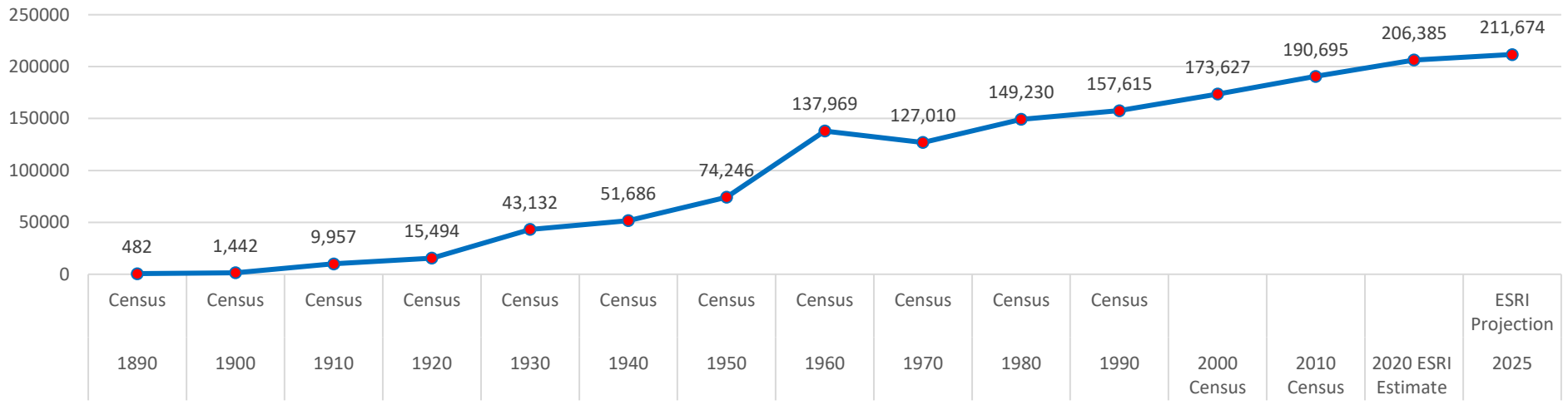
## Vision Statement

***“For development to occur, the City must find a sustainable and predictable funding source to increase lots available for development without putting development costs on Amarillo property taxpayers.”***

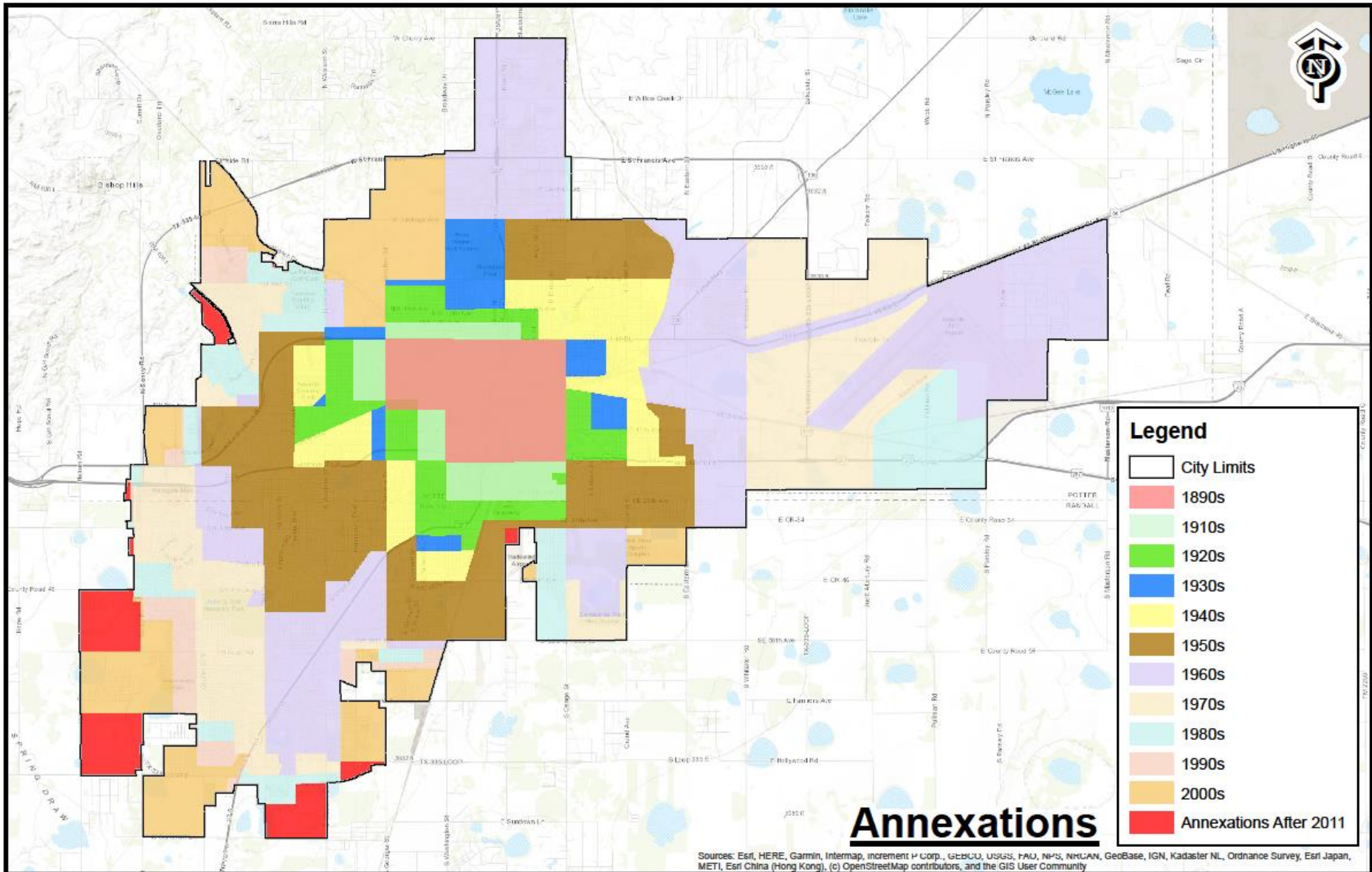
*The City of Amarillo has heard from the community that lagging infrastructure is creating a situation of not having enough lots and pushing development into the County.*

# Brief history of development in Amarillo

City of Amarillo Population

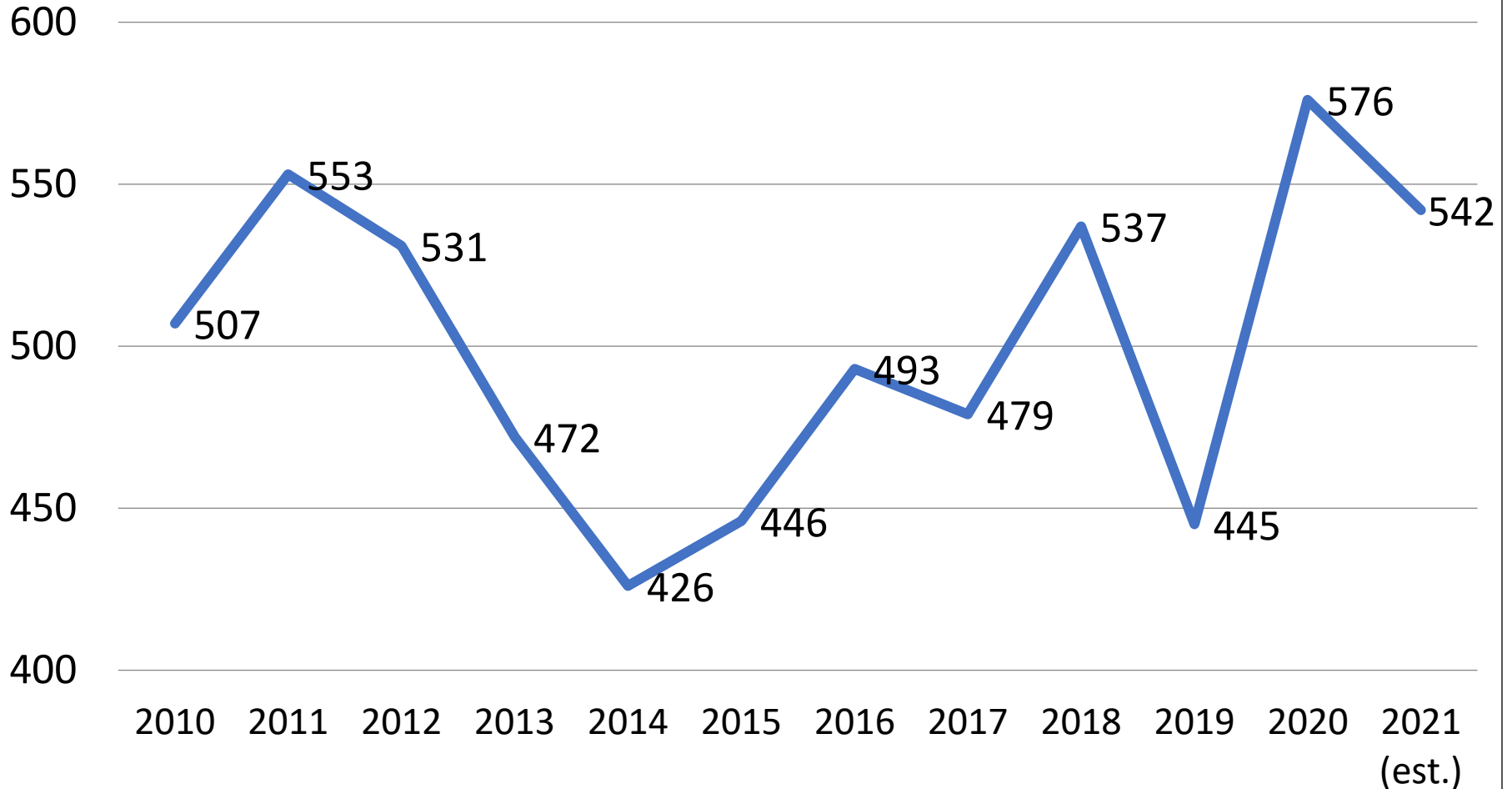


# Brief history of development in Amarillo



# Brief history of development in Amarillo

## Single Family Detached Building Permit History



# HISTORY

# 34<sup>th</sup> and Grand

1953



1995



2009



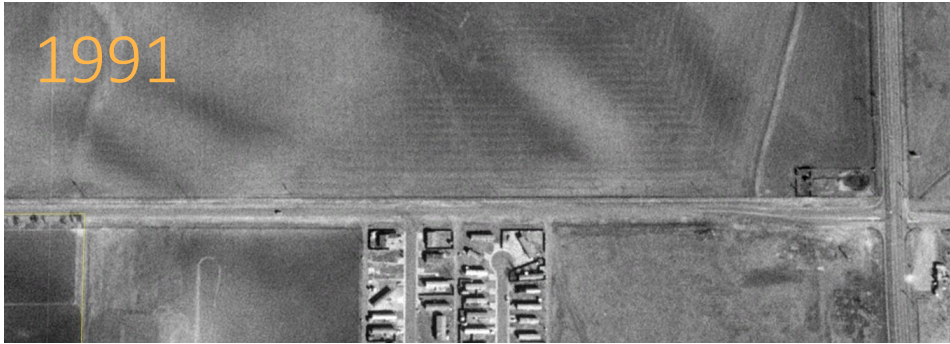
2019



# HISTORY

# 46<sup>th</sup> and Osage

1991



2012



2002



2021



# HISTORY

# Arden and Soncy

2005



2021



2016





# EXPLANATION FOR PDP

## 1. Why we are at a crossroads?

Decades ago, Amarillo was able to adequately address growth when development consisted of only one or two developing areas. However, Amarillo, especially as a larger city, does not have adequate tools or mechanisms in place to respond effectively and ensure beneficial physical and financial outcomes from an increase in development.

The combination of below-average taxation and above-average participation by the City in infrastructure provisions for private development is an unsustainable situation, especially in times of increased growth and development, leading to a need to add lots for long term growth.

The City of Amarillo has found it unsustainable to fund offsite infrastructure to the detriment of street repair and maintenance, parks, sports facilities, public safety, operations and other general fund needs. The lack of in place infrastructure is impacting the need to add lots for long term growth.

Maintenance Costs of existing infrastructure are exponentially increasing because of life cycle and deferred maintenance. The City is unable to fund off-site improvements necessitated by development creating negative operational, safety, and growth impacts.

# EXPLANATION FOR PDP

## 2. Why we can't stay the same.

Predictable unpredictability - In the current development environment, the City struggles to commit to the extent or timing of specific infrastructure projects it will prioritize and implement beyond the current fiscal year. Such unpredictability can create an unfavorable environment for private investment and economic development.

Funding public improvements related to new development continues to be a challenge and existing infrastructure is showing effects of this competitive approach between maintaining existing services and funding service expansion.

The current model does not provide for the needs of the community in a sustainable manner at the cost of the taxpayer.

The subdivision approval processes over the last few decades provide for the subdivision to proceed without a resolution to needed infrastructure, this practice resulted in:

1. Sub-standard service to new subdivision
2. Stifled development market limited by lacking infrastructure
3. Taxpayer paying for infrastructure cost. Example: the 2016 Bond
4. Future generations covering the cost of needed infrastructure
5. Amarillo can't afford not to...

## CITY OF AMARILLO GOAL

**Amarillo's goal is to facilitate continued growth that benefits the City as well as the developer by collaborating with the development community to establish a minimum of 1,000 lots available each year for development.**

# EXPLANATION FOR PDP

## Process to reach goal:

1. Meet with local stakeholders to get input on short and long-term development plans as well as development processes.
2. Citizen and stakeholder input meetings to discuss alternatives to taxpayers subsidizing development
  - a. Realtors
  - b. Subcontractors
  - c. Apartment Association
  - d. Bankers
  - e. Builders
  - f. Developers
  - g. Other governmental entities
4. Hire Consultant to
  - a. evaluate current development related practices
  - b. identify alternatives/options and best practices
  - c. work with staff and stakeholders to make recommendations
5. Appoint citizen PDP committee
6. Utilize input from the committee to identify the path forward.