

City Plan – Vision 2045

City Plan Steering Committee – March 6, 2023



CITY OF
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City Plan Project Team

City Plan Project Team



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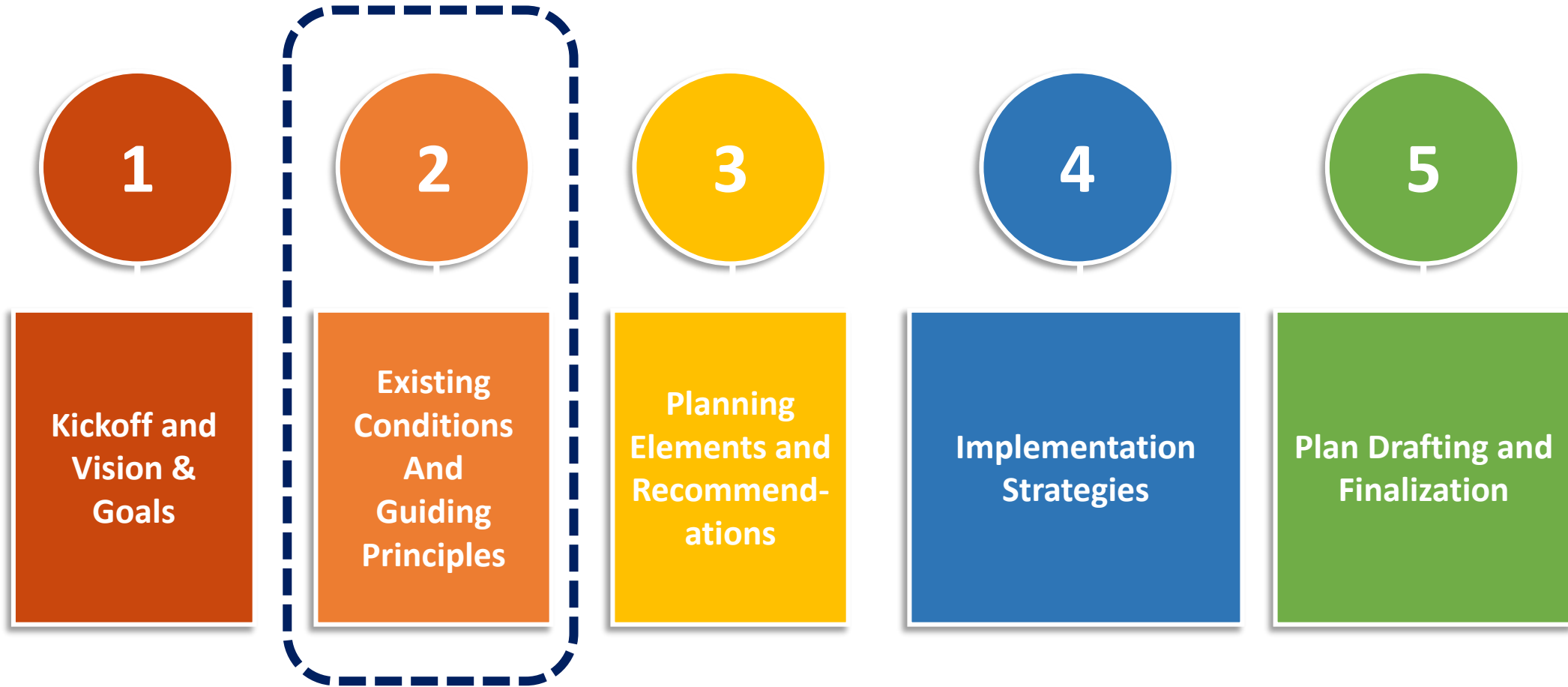


CLARION



City Plan Overview

Phases of City Plan



WE ARE HERE!

City Plan Steering Committee

- November 7, 2022 – Orientation (*In-Person*)
- March 6, 2023 – Existing Conditions (*In-Person*)
- May 1, 2023 – Plan Element Introductions & Growth Scenarios Input (*In-Person*)
- July 17, 2023 – Alternative Growth Scenarios (*Virtual*)
- August 14, 2023 – Preferred Growth Scenario, Mobility & Parks (*Virtual*)
- September 18, 2023 – Mobility and Parks (*In-Person*)
- November 6, 2023 – City Plan Implementation & Prioritization (*Virtual*)
- December 11, 2023 or January 8, 2024 – Implementation Strategies and Draft Plan (*Virtual*)

Updates on Engagement

- ✔ Citywide Mailer: Mailed February 23rd
- ✔ City Plan Website Launched: <https://www.amarillo.gov/our-city/cityplan>
- ✔ Survey Launched March 1st: <https://www.surveymonkey.com/r/CityPlan2045>
- Community Meetings:
 - March 7th at 11:30 AM – 1:30 PM (Downtown Library)
 - March 7th at 6:00 – 8:00 PM (Northwest Library)
- Virtual Open House: Launch in Coming Weeks

Meeting Objectives

1. Overview Existing Conditions Report Elements

- History of Amarillo
- Growth Management & Capacity
- Land Use & Community Character
- Housing & Neighborhoods
- Parks & Cultural Resources
- Community Mobility & Infrastructure

2. Discussion on Recent Trends and Current Direction

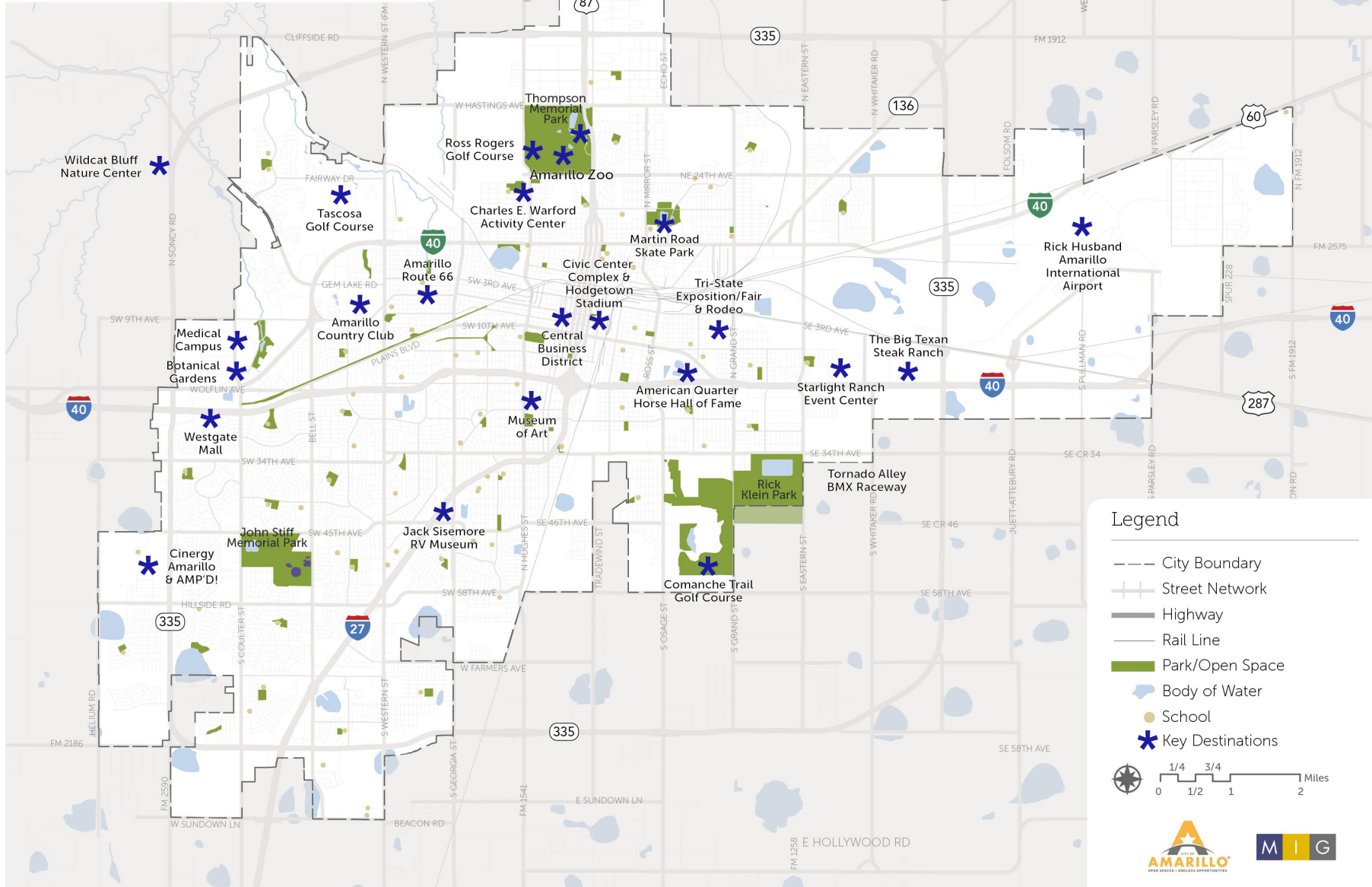
Role of City Plan

WHAT IS CITY PLAN?

City Plan – Vision 2045 is a long-range plan that will create a strategic framework to **balance equitable growth, quality of life improvements, and public and private investments** in our city over the next two decades. City Plan will address topics that impact how people experience and interact with the City such as **where new businesses, homes, sidewalks, bike lanes, and much more are added**. It will also look at how our built city can better reflect and advance our community values around topics like **quality of life, economic development, housing and neighborhoods, transportation, health and safety, and growth management**.



Planning Area



Legend

- City Boundary
- +++ Street Network
- == Highway
- Rail Line
- Park/Open Space
- Body of Water
- School
- * Key Destinations

0 1/4 3/4 1 2 Miles



Approach



Existing Conditions Report

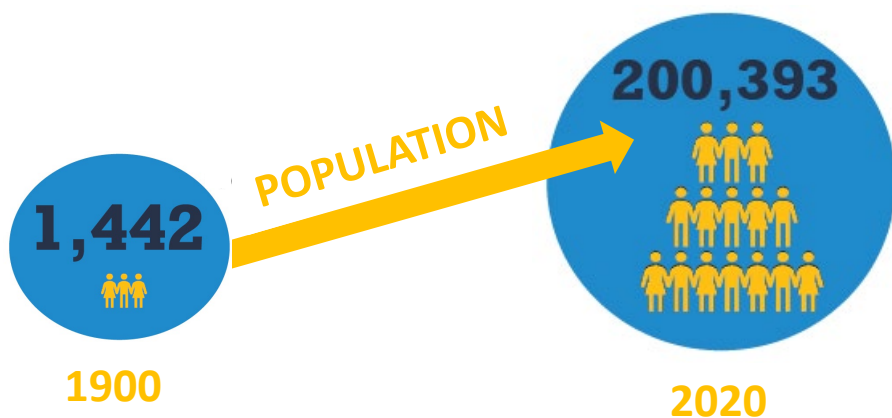
City Plan — Vision 2045

Existing Conditions:
Recent Trends and Current Direction

MARCH 6, 2023



History of Amarillo



Eras of Development

Establishment Era

- In 1901, St. Anthony's Hospital opened, representing the first medical center in the Panhandle region.
- The City also founded West Texas State College in 1910.
- By 1913, Amarillo became the first city in Texas to adopt a City Commission type of governance.

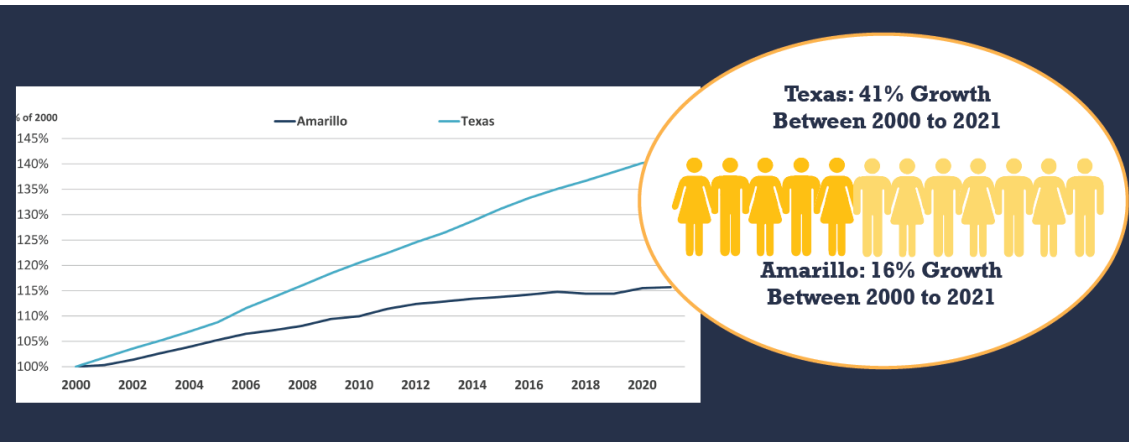
Peak Development Era

- The largest population growth occurred between 1930 and 1960 when the Amarillo Army Air Base was established. The international airport opened at this time.
- By 1960, the population reached over 130,000 residents.
- By 1970, the Army Air Base was closed, and Amarillo's population decreased for the first time.

Future Growth

- Renewal of shopping and consumer services in additional areas of the city and development at and near Harrington Regional Medical Center are identified economic opportunities.
- Greenway development has the potential to increase in value while also providing entertainment and outdoor amenities.

Growth Management & Capacity



Amarillo MSA Population Forecast (2020 – 2050)

Description	2020	2030	2040	2050	2020-2050		
					Total	Ann. #	Ann. %
City of Amarillo	210,242	231,266	254,392	279,831	69,589	2,320	0.96%
Planning Area	246,676	276,277	309,430	346,562	99,886	3,330	1.14%
Amarillo MSA	278,000	306,787	335,200	363,218	85,218	2,841	0.90%
Potter County	134,041	147,734	161,602	175,083	41,042	1,368	0.89%
Randall County	133,494	148,264	162,786	177,431	43,937	1,465	0.95%

Source: Amarillo 2045 MTP; Economic & Planning Systems

Existing Jobs and Trends:

- **Total Employment (2021): 168,100**
- **Healthcare is top sector for wage and salary**
- **Largest employment growth (2010 – 2021) occurred in Accommodation and Food Services Sector**
- **Top Employers in Amarillo: Amarillo ISD (4,500 employees), Tyson Foods, Inc (4,300 employees), and CNS Pantex (3,844 employees)**

Growth Management & Capacity

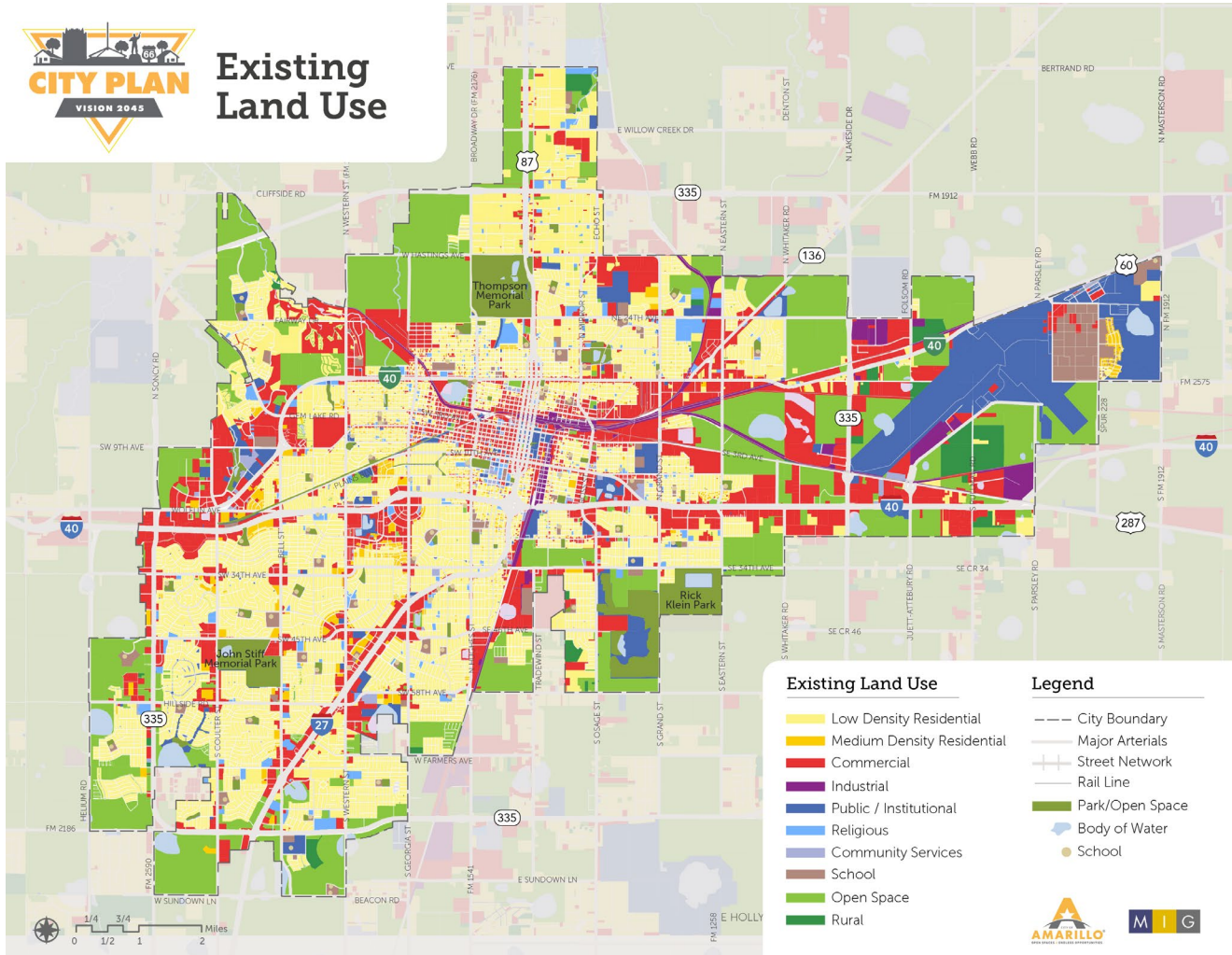
TRENDS AND KEY TAKEAWAYS:

- The City grew slowly but steadily over the past decade by approximately .5% adding about 1,000 people per year. Potter County experienced a 2% decline and Randall County increased 14% over the past decade.
- Amarillo is adding more jobs than people per year, averaging 1,600 jobs annually.
- The unemployment rate is at 2.6%.
- Compared to other similar sized Texas cities, we have 32% more land area on average and 32% fewer people. This means we have less revenue to cover more area.

Land Use & Community Character



Existing Land Use

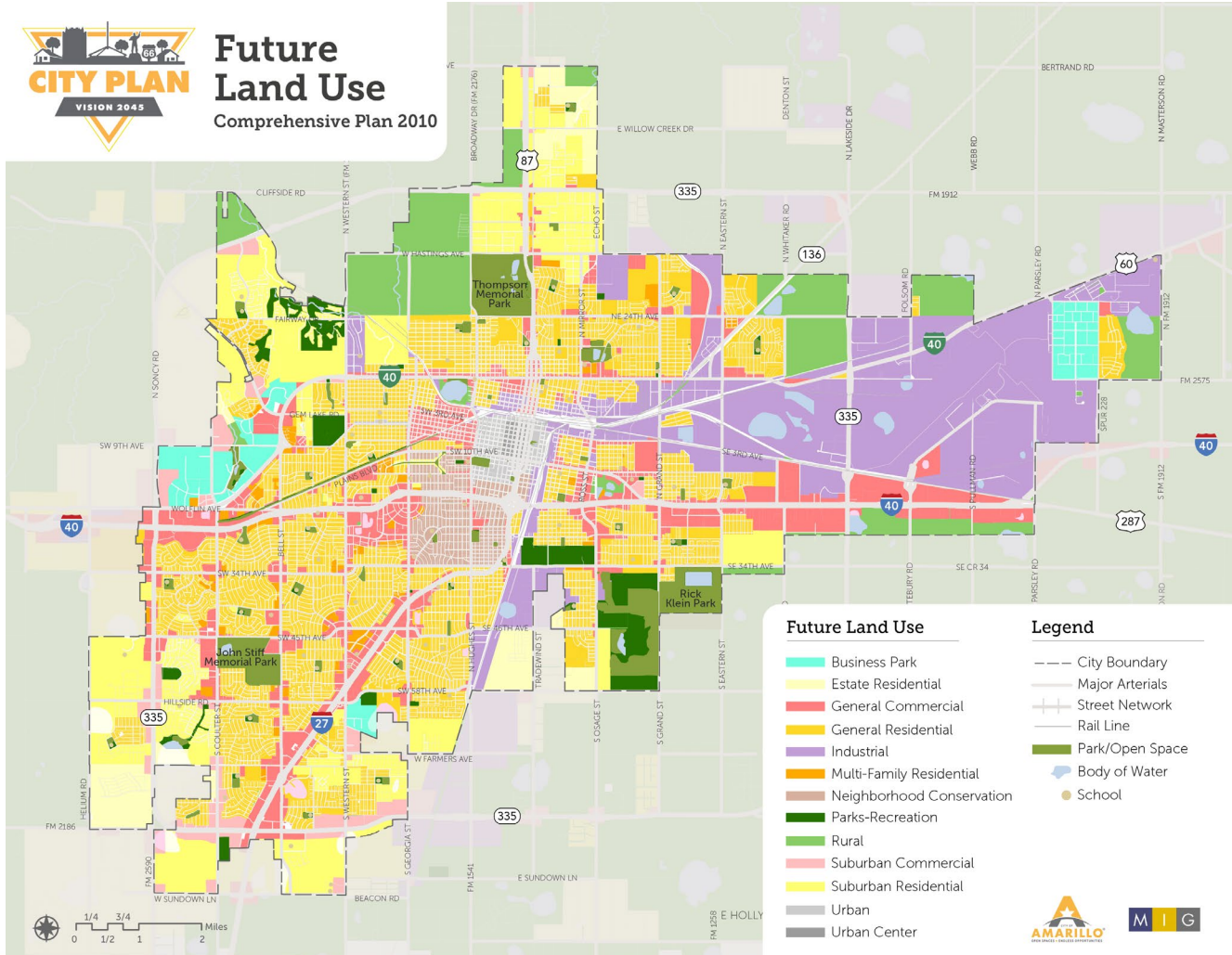


	Existing Land Use	Acres	% of Land Use
	Low Density Residential	16,438.7	28.4%
	Medium Density Residential	961.5	1.7%
	Commercial	11,419.8	19.7%
	Industrial	1,297.9	2.2%
	Public/Institutional	7,098.3	12.3%
	Religious	1,036.3	1.8%
	Community Services	302.8	0.5%
	School	1,667.2	2.9%
	Open Space	15,796.6	27.2%
	Rural	912.4	1.6%
	Other: Vacant/Unknown	973.6	1.7%

Land Use & Community Character



Future Land Use
Comprehensive Plan 2010



Future Land Use

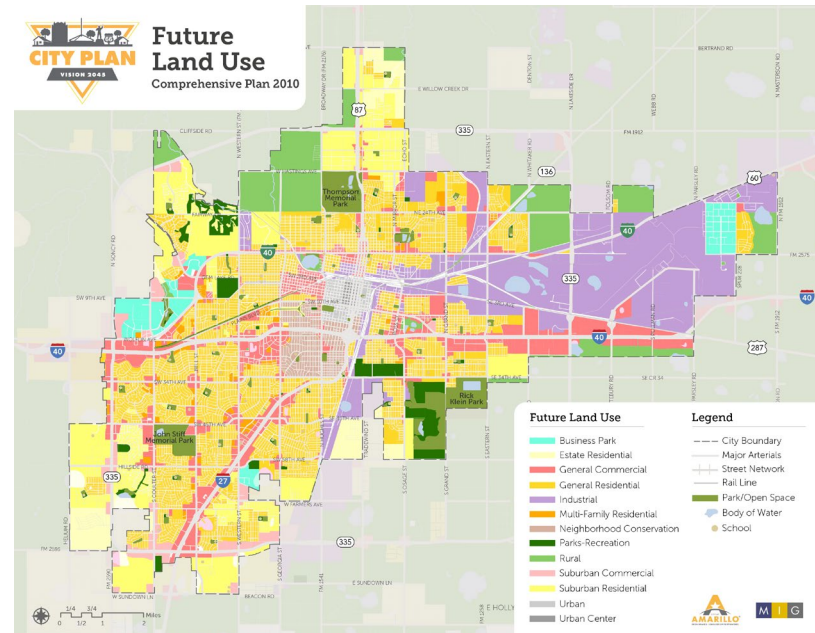
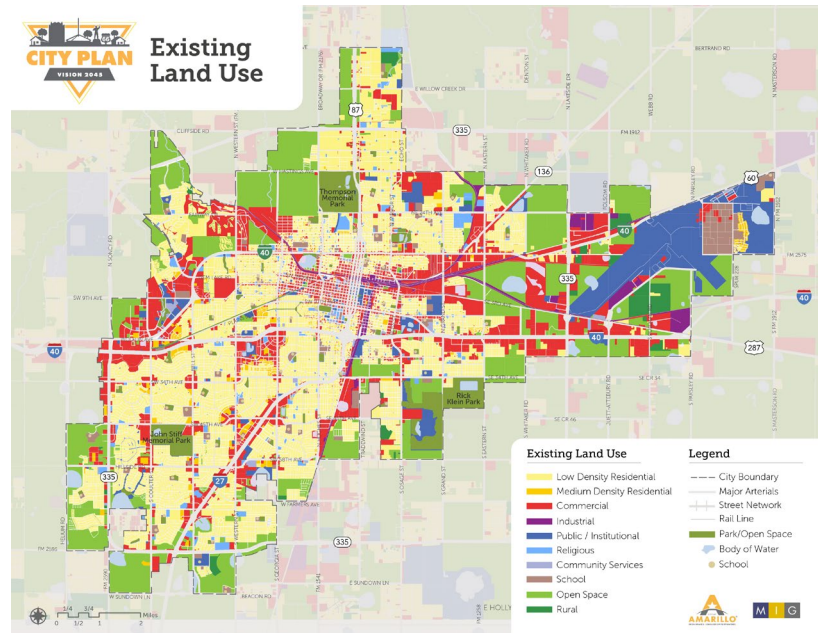
- Business Park
- Estate Residential
- General Commercial
- General Residential
- Industrial
- Multi-Family Residential
- Neighborhood Conservation
- Parks-Recreation
- Rural
- Suburban Commercial
- Suburban Residential
- Urban
- Urban Center

Legend

- City Boundary
- Major Arterials
- Street Network
- Rail Line
- Park/Open Space
- Body of Water
- School

	Future Land Use	Acres	% of Land Use
■	Business Park (BP)	1,489.3	2.7%
■	Estate Residential (E)	1,943.2	3.5%
■	General Commercial (GC)	7,022.1	12.5%
■	General Residential (GR)	12,897.1	23.0%
■	Industrial (I)	11,004.5	19.6%
■	Multi-Family Residential (MFR)	672.3	1.2%
■	Neighborhood Conservation (NC)	936.2	1.7%
■	Parks and Recreation (PR)	3,871.4	6.9%
■	Rural (R)	6,587.1	11.7%
■	Suburban Commercial (SC)	1,338.7	2.4%
■	Suburban Residential (SR)	7,868.3	14.0%
■	Urban (U)	360.9	0.6%
■	Urban Center (UC)	79.0	0.1%

Land Use & Community Character



- Future Land Use distribution targets to **create distinct** and defined **urban** and **urban center** areas (mixed-use, high-density residential, and live-work units), but these areas are predominantly commercial and public/institutional uses.
- Existing Land Use distribution shows **protecting** and **revitalizing economic** and **commercial** areas are key focus.
- **Industrial**, **general residential**, and **general commercial** future land uses are consistent with existing land uses.

Land Use & Community Character

TRENDS AND KEY TAKEAWAYS:

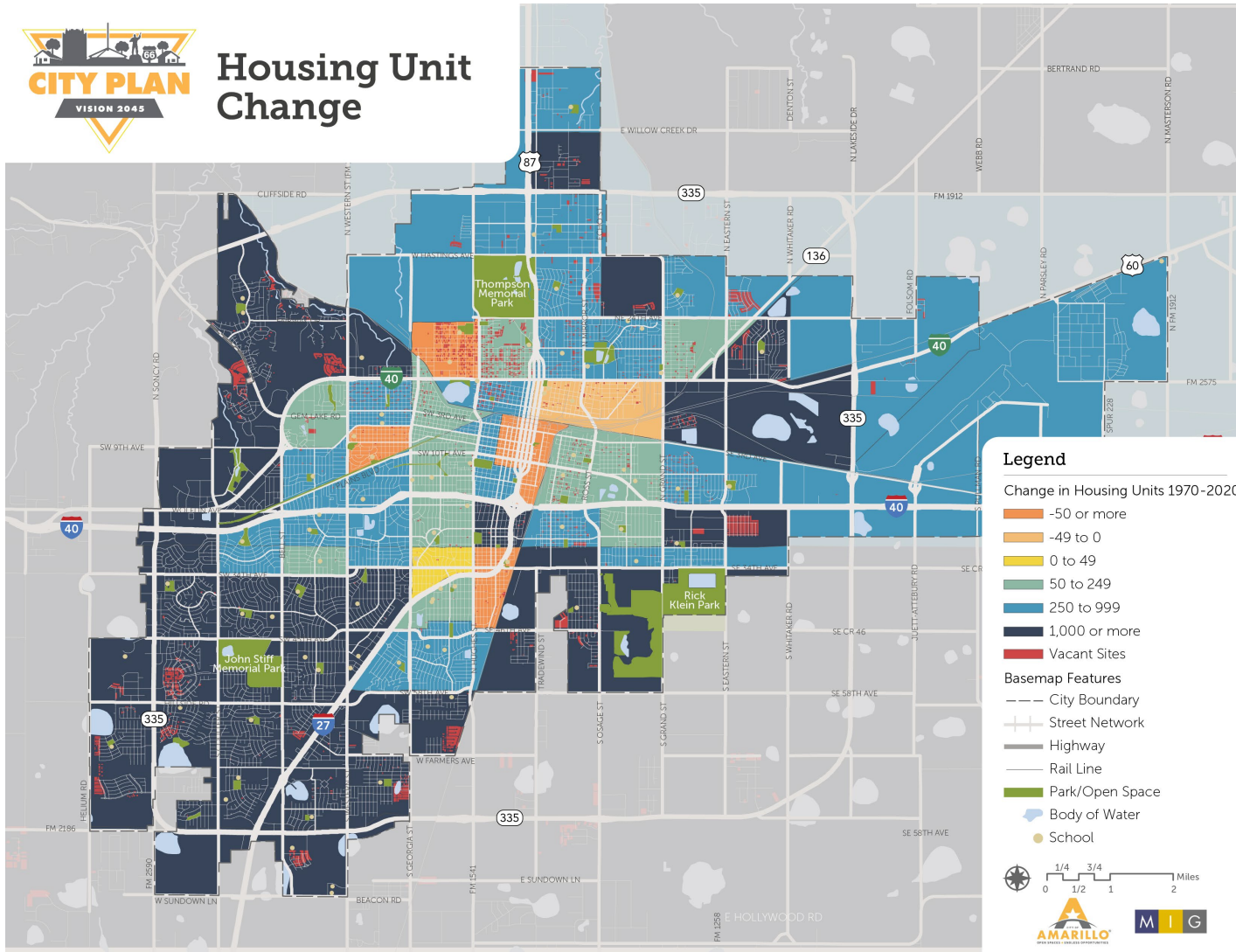
- Most of Amarillo is developed as single-family neighborhoods (28.4%) and general commercial (19.7%). The 2010 plan calls for creating distinct and defined urban centers with a mix of uses, but this development type is not yet taking place.
- An implementation success from the 1980s Comprehensive Plan is the Neighborhood Unit Concept. This has shaped new development in Amarillo since that time providing guidance on how to develop one-mile sections. This has resulted in a suburban development type for the newer parts of Amarillo but the policy is difficult to apply in the older parts of the City.



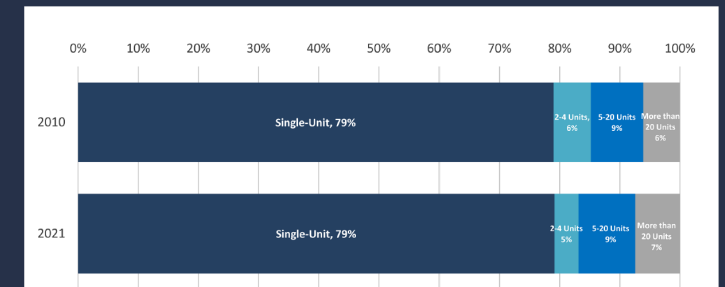
Housing & Neighborhoods



Housing Unit Change

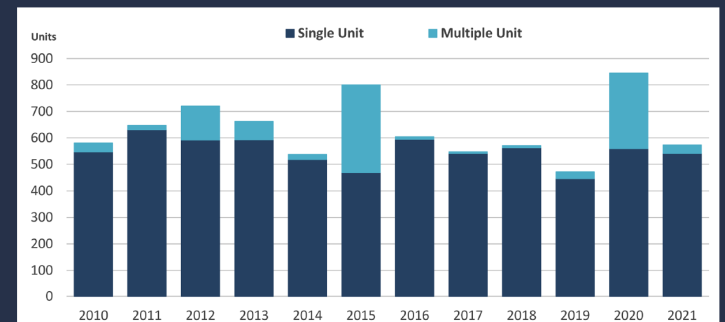


Diversity of housing stock is nearly unchanged from 2010 to 2021



Source: U.S. Census, Economic & Planning Systems

Annual average of 630 new housing units

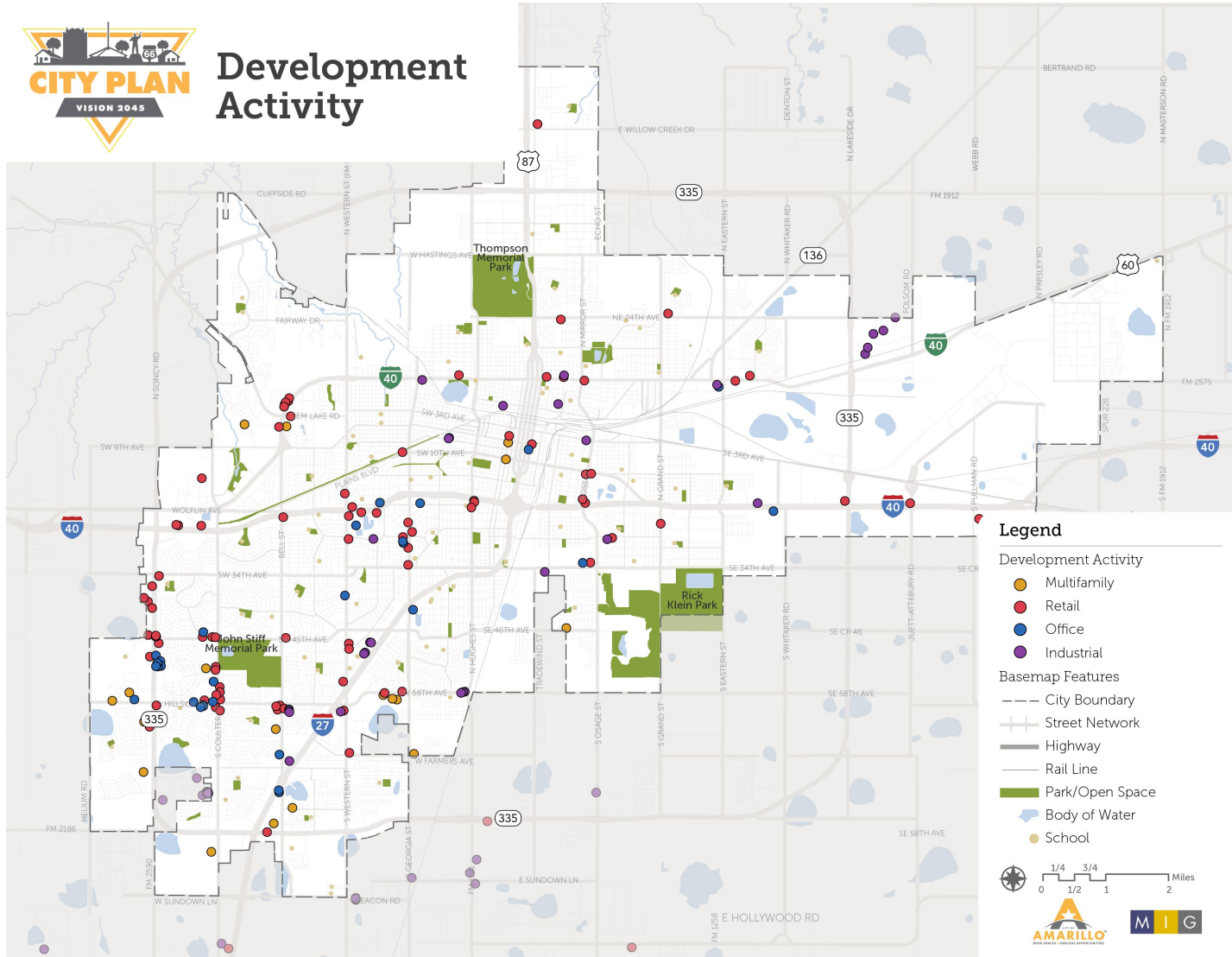


Source: City of Amarillo; Economic & Planning Systems

Housing & Neighborhoods



Development Activity



BUILDABLE LOTS:
CITY LIMITS: 5,167 (78%)
ETJ: 1,491 (22%)

SOURCE: FEBRUARY 2022, CITY OF AMARILLO BUILDING PERMIT AND RECORDED PLAT DATA

DEVELOPMENT SINCE 2010:

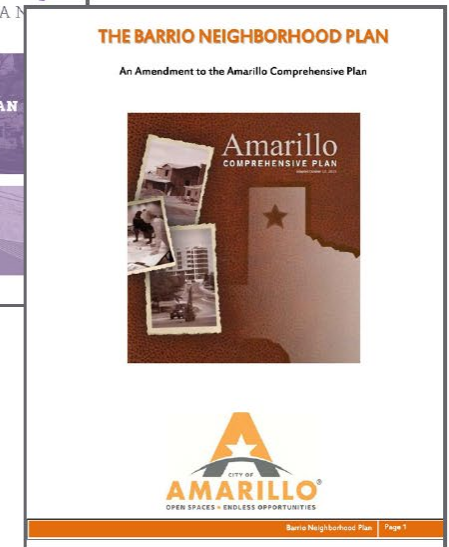
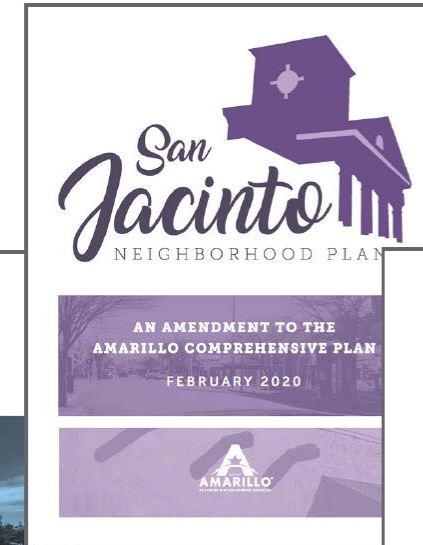
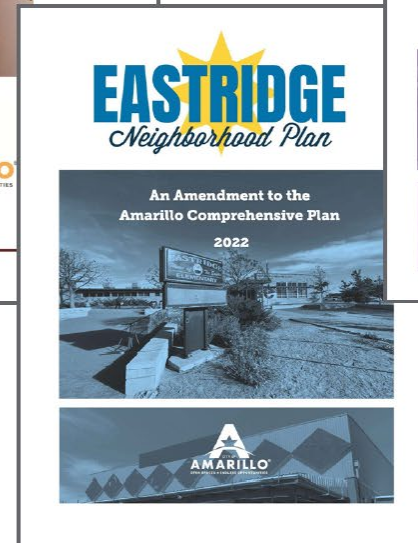
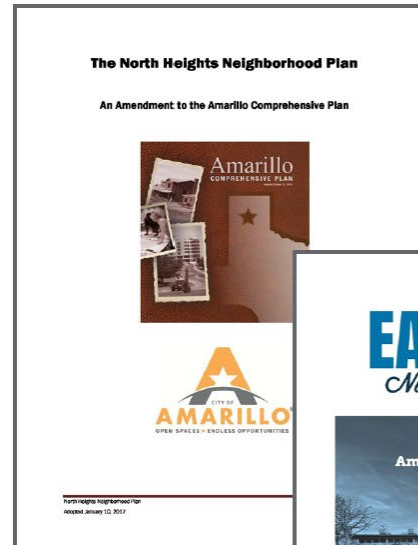
OFFICE: 500,000 SQ FT ADDED **RETAIL: 740,000 SQ FT ADDED**

INDUSTRIAL: 990,000 SQ FT ADDED

Housing & Neighborhoods

Neighborhood Planning Initiative

- Neighborhood Planning was one of top 5 priorities for BluePrint for Amarillo
- Guiding principles were developed for each plan and these principles will be considered when making future land use decisions for City Plan
- Guiding principles generally focus on health, stability, and functionality of the neighborhood area

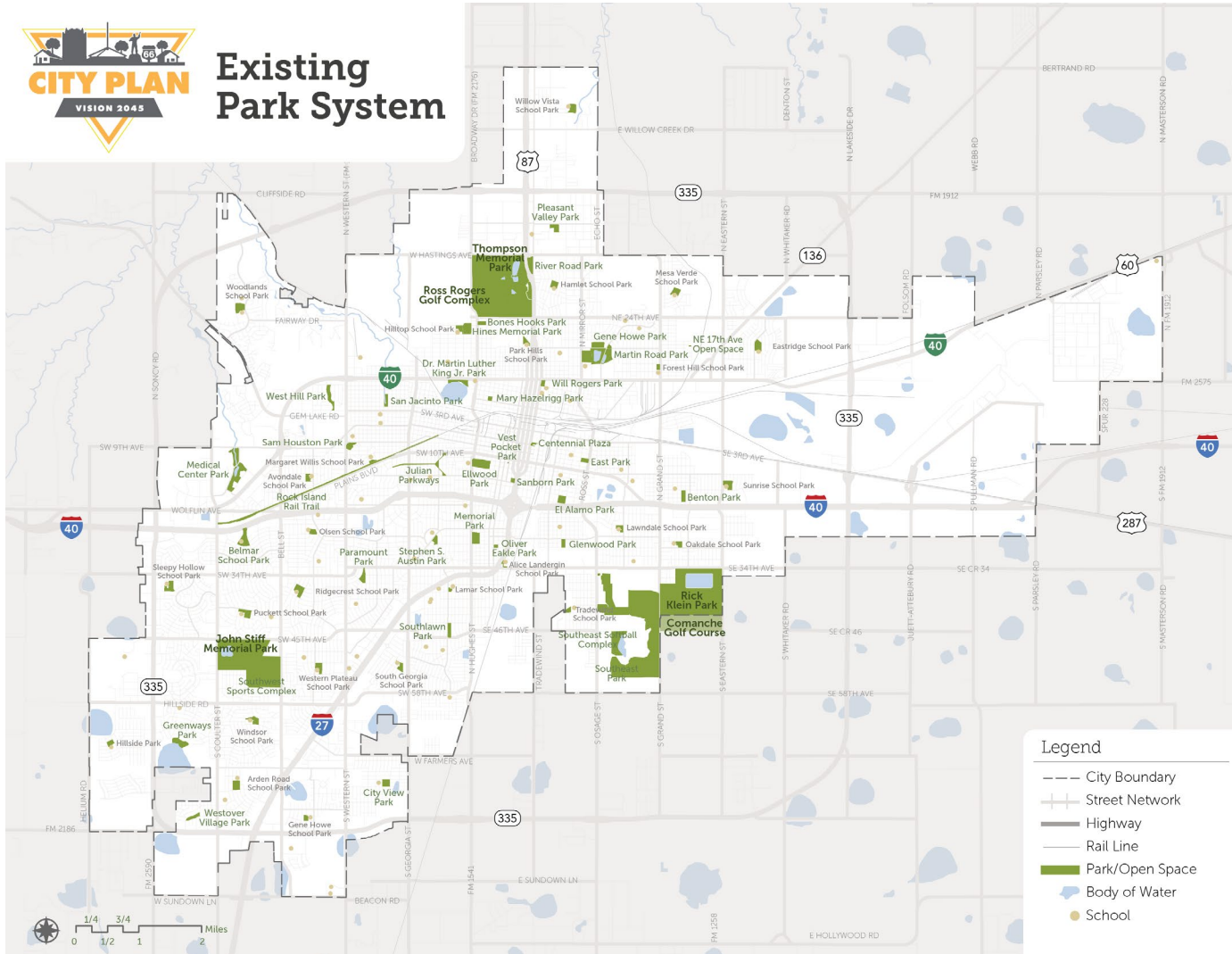


Housing & Neighborhoods

TRENDS AND KEY TAKEAWAYS:

- Over the last decade Amarillo added about 630 new housing units a year, with the majority being single-family.
- The median home price in Amarillo has steadily increased by 70% from around \$127,000 in 2011 to around \$215,000 in 2022.
- The median income is around \$56,000 which correlates to an affordable for-sale price of \$175,000 or less.
- There is strong interest in building in Amarillo's ETJ, especially in Randall County. A 2022 study by the Planning Department found that nearly 25% of all platted and ready to build lots reviewed by the Department were located in the city's ETJ. The total number of buildable lots in the Amarillo city limits and ETJ totaled 6,658 (February 2022).

Parks & Cultural Resources

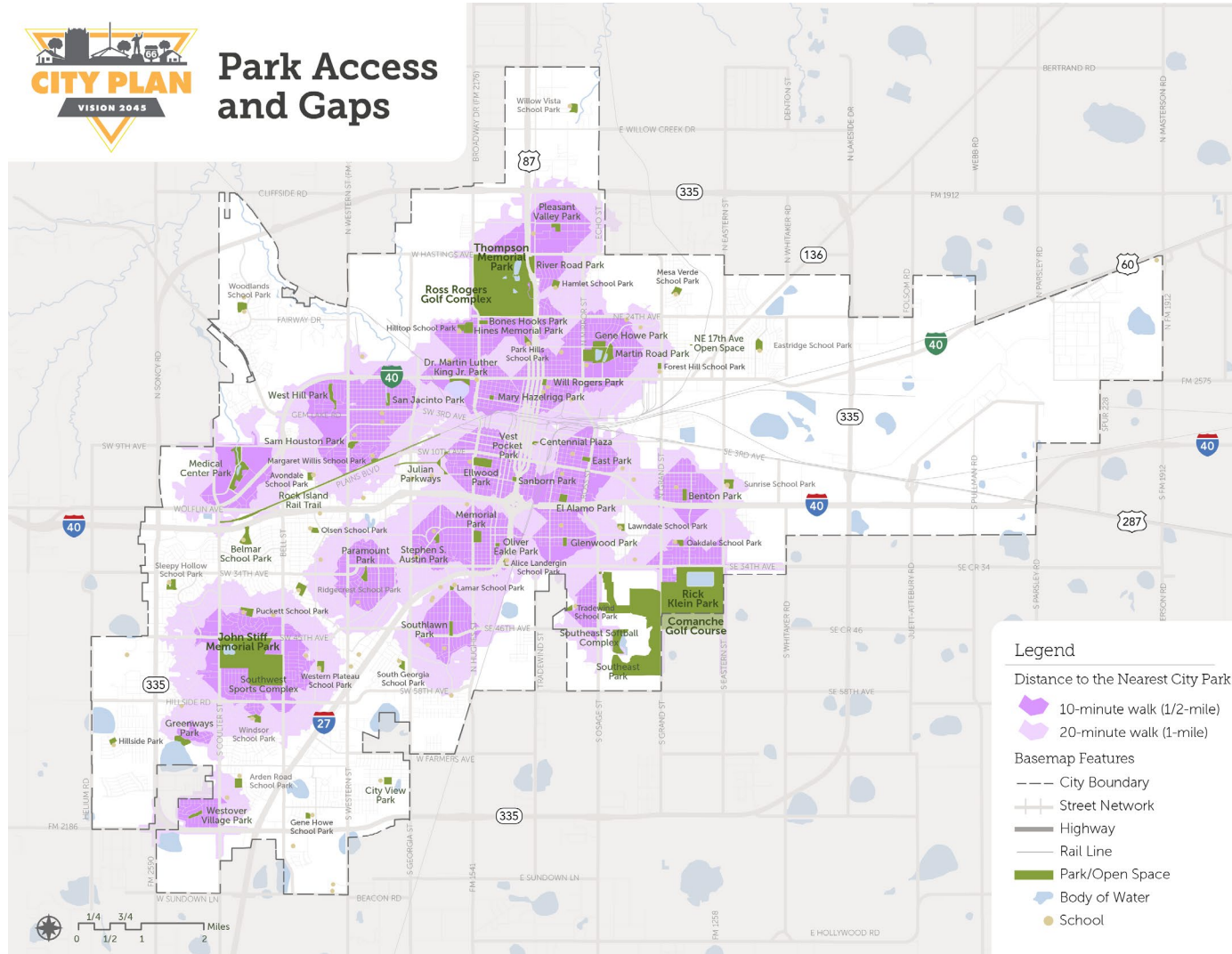


- In total, **2,400 acres** are dedicated to Parks
- **52 park sites** in the City
- **53% of park land** is dedicated to Regional Parks (John Stiff Memorial Park, Thompson Memorial Park, Medical Center Park, and Rick Klein Athletic Complex)

Parks & Cultural Resources



Park Access and Gaps



Less than 50% of residents have a park within a 1/2-mile walking distance

Parks & Cultural Resources

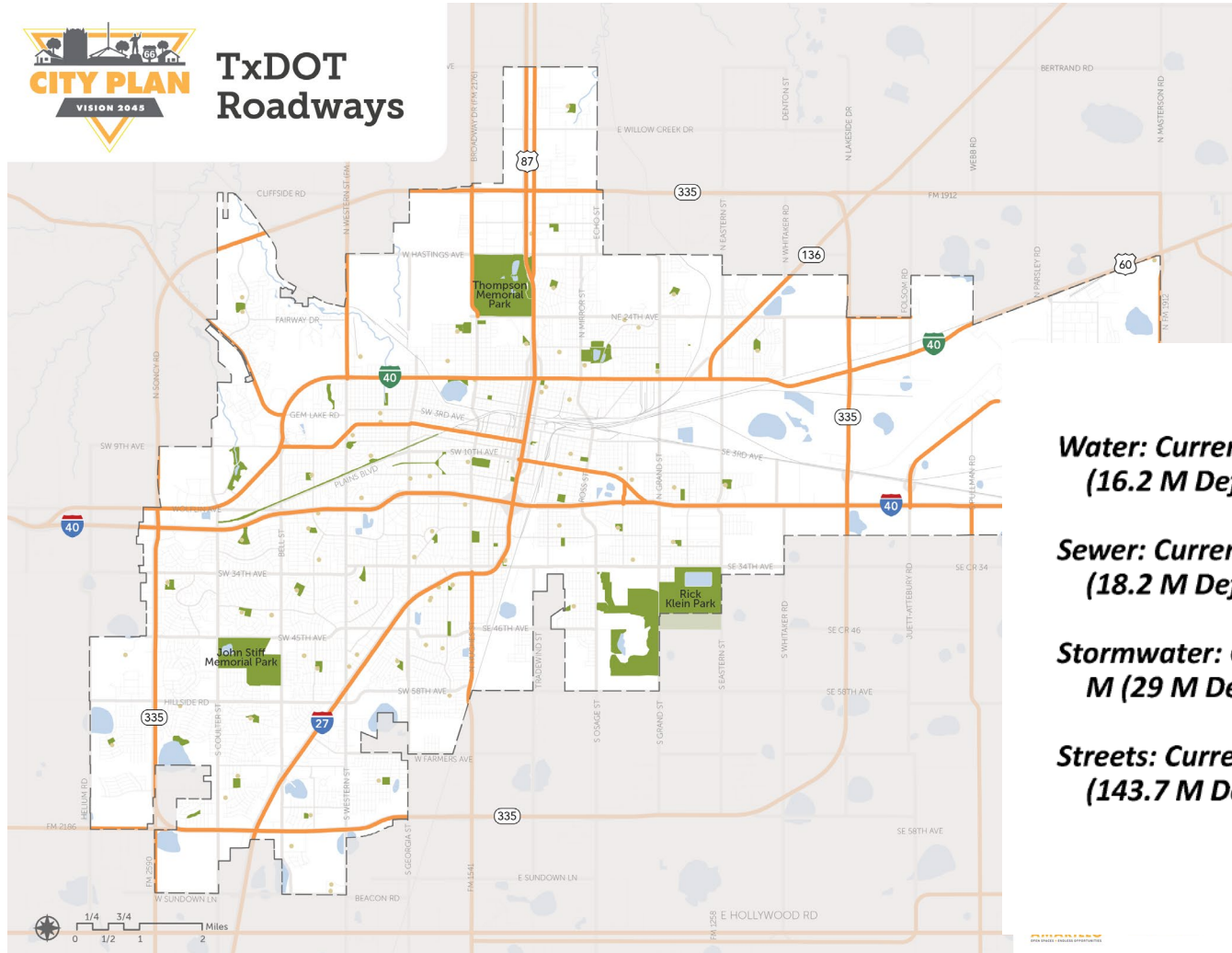
TRENDS AND KEY TAKEAWAYS:

- In the recently completed Parks Master Plan process, 69% of residents who completed the survey said they would support an increased level of investment in Parks.
- Top funding priorities for Amarillo citizens include: playing, walking/biking, competitive sports, and casual recreation.
- The investment priorities for parks are to: 1.) Maintain or replace older park amenities; 2.) Expand or improve athletic facilities; 3) Add new parks in underserved areas; and 4.) add more variety in existing parks.

Community Mobility & Infrastructure



TxDOT Roadways



City is responsible for the **majority of roadways** in the City's boundaries, including their associated sidewalks, signage, striping, signals, lighting, etc.

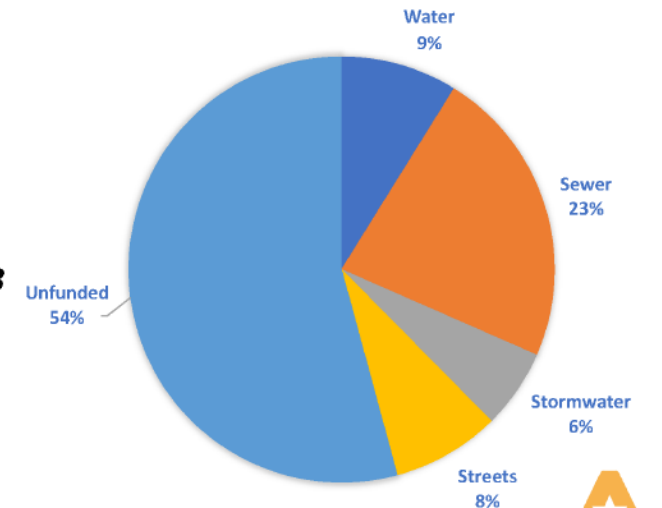
**Water: Current 5-year CIP = 33.8 M
(16.2 M Deficit)**

**Sewer: Current 5-year CIP = 86.8 M
(18.2 M Deficit)**

**Stormwater: Current 5-year CIP = 23 M
(29 M Deficit)**

**Streets: Current 5-year CIP = 31.3 M
(143.7 M Deficit)**

PROJECTED 5-YEAR NEED OF \$382 MILLION

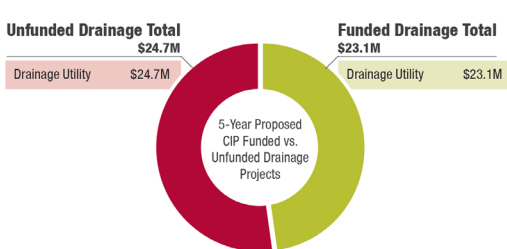
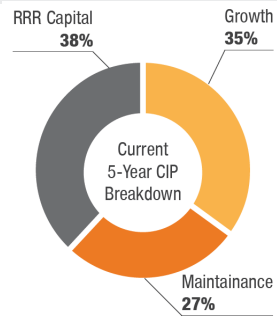


Community Mobility & Infrastructure

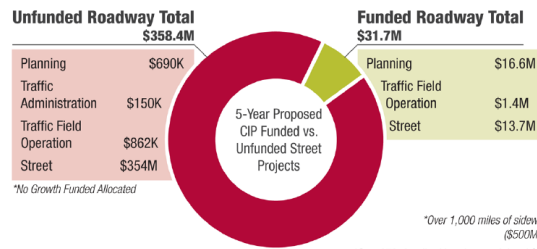
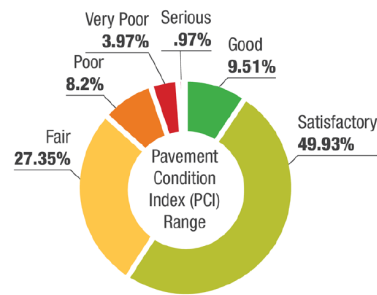
Partnership for Development Progress

- PDP guided the City on how the City should address growing infrastructure needs, including **necessary operations, maintenance, planning, and growth.**
- The problem as identified by the PDP is the City's below average tax rate, but above-average cost-sharing in infrastructure, has **left the City unable to fund other improvements that development necessitates.**

DRAINAGE



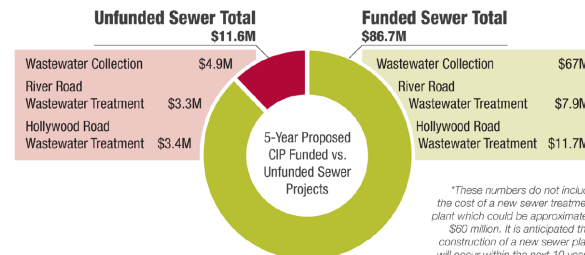
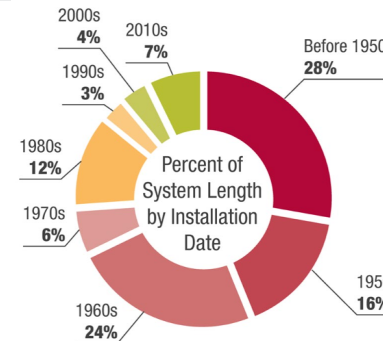
STREETS



*No Growth Funded Allocated

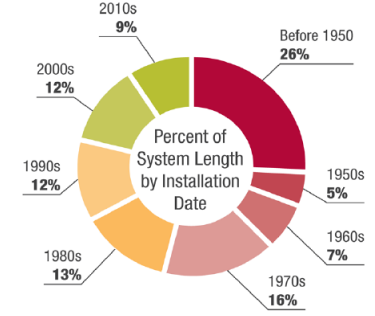
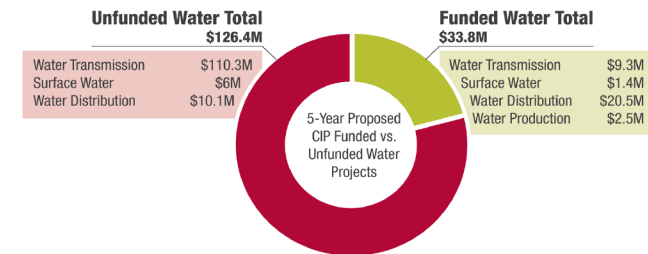
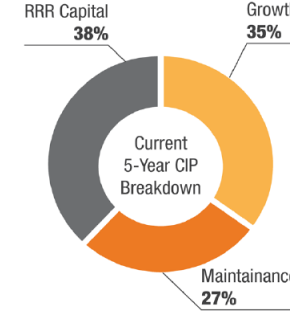
*Over 1,000 miles of sidewalk is missing (\$500M of sidewalks)
*Over 273 signalized locations each need \$6.5K a year to maintain.

WASTEWATER



*These numbers do not include the cost of a new sewer treatment plant which could be approximately \$80 million. It is anticipated that construction of a new sewer plant will occur within the next 10 years.

WATER



Community Mobility & Infrastructure

TRENDS AND KEY TAKEAWAYS:

- The current funding for basic infrastructure is not able to fully fund the necessary maintenance, operations, planning, and growth for the City of Amarillo. The projected five-year funding need for water, sewer, streets and drainage is \$382 million, of that 54% is currently unfunded.

Discussion

Key Questions

- What is your 2045 Vision for Amarillo?
- What do we love about our history and culture and how can we make sure those things are still a part of our City 10 to 20 years from now?

Key Questions

Growth Management & Capacity:

- Should we continue supporting new development on the outskirts of the City and in unincorporated areas of the County, given the impact on the City's budget, traffic, and utilities?
- What types of industries and/or jobs represent the best opportunities to grow and diversify Amarillo's economy?
- What tools and strategies can best help take advantage of those opportunities?

Key Questions

Land Use & Community Character:

- Infill development, or building in areas that are already developed rather than building in new, undeveloped areas, has been identified by multiple plans and strategies over the years. We continue to see most new construction in Southwest Amarillo and little progress with infill. What policies and programs are needed to make this type of development easier?

Housing & Neighborhoods:

- What is the community's vision for the older neighborhoods in the central parts of Amarillo?
- How can they be improved or even reimagedined?

Key Questions

Parks & Cultural Resources:

- Parks funding is currently inadequate to cover the maintenance and improvement of existing parks, so how should the community plan for future parks in newly developed areas?

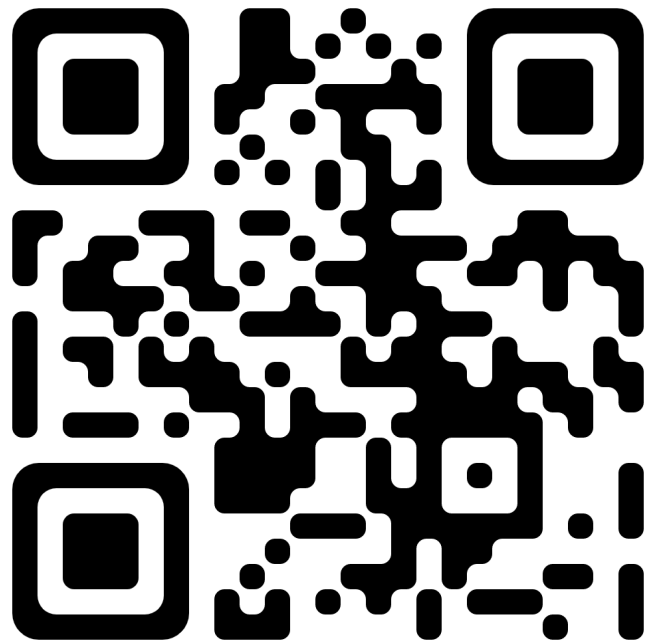
Community Mobility & Infrastructure:

- Several plans discuss making Amarillo more walkable, which means making it easier for people to walk, bike, or use public transportation instead of driving. But this might mean making driving a little less convenient in some areas. Would improving the walkability, bike, and transit travel in Amarillo be worth making driving less convenient?

Next Steps

Next Steps

Take the City Plan Survey!



<https://www.surveymonkey.com/r/CityPlan2045>



<https://www.amarillo.gov/our-city/cityplan>

Visit the website for key information and upcoming information, including meeting materials!

Next Steps

- Kick-Off Community Wide Engagement – March 2023
- Virtual Open House Launch – Mid to Late March 2023
- Plan Element Intro & Growth Scenarios Input – CPSC #3 May 1st, 2023
- Community Workshop #2 – May 2nd, 2023
- Alternative Growth Scenarios – CPSC #4 July 17th, 2023

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