

City Plan – Vision 2045

City Plan Steering Committee – August 14, 2023



CITY OF
AMARILLO[®]
OPEN SPACES • ENDLESS OPPORTUNITIES



City Plan Project Team

City Plan Project Team



Planning Department

Emily Koller, Director

Shari Kendall, Grants & Special Projects Manager

Office of Engagement and Innovation

Joy Stuart, Assistant Director of Communication



Jay Renkens, AICP, Principal

Saul Vazquez, Senior Project Associate



David V. Manuel, Senior Associate

Supporting
Sub-Consultants



CLARION



Meeting Objectives

Meeting Objectives

1. Process Update
2. Vision and Guiding Principles Overview
3. Highlights of Land Demand Analysis
4. Base, Capacity, & Alternative Scenario Overview
5. Alternative Scenario: Undeveloped Land/ Vacant Sites
6. Mobility
7. Parks and Open Space
8. Discussion

Process Update

Phases of City Plan



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 – Cont. Alternative 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*)

Vision & Guiding Principles

Community Vision

In 2045, Amarillo is a **diverse, vibrant and family-friendly community** surrounded by wide-open spaces that has reinvested in its original infrastructure, neighborhoods and districts and guided growth on its edges that have **created amenities and opportunities for all Amarilloans**. Amarillo is a regional economic and service hub and national destination that **celebrates its small-town charm, historic and cultural roots and strategic location** with a unique **mix of shopping, employment, housing, entertainment, parks, and open space**.

Guiding Principles

- Create a variety of **walkable destinations** throughout the city while ensuring convenient local and cross-town **connectivity** for cars, bikes and transit.
- Provide a range of **housing opportunities** with nearby employment and services to support all income levels and age groups.
- Prioritize **reinvestment** in existing infrastructure, neighborhoods, districts, and recreational amenities.
- Encourage a **diversity of** low- to medium-scale **places** throughout the city.
- Increase overall **quality of life** for all residents by promoting safe, clean, and protected neighborhoods with well-amenitized park spaces, goods, and services nearby.
- Celebrate **cultural and historic assets** along key corridors and in specific neighborhoods and districts.

Highlights of Land Demand Analysis

Non-residential Land Demand



Forecast Scenarios

Industry cluster specific employment forecast



Building Type Allocation

Convert employment forecast to non-residential building categories



Non-Residential Demand Estimate

Forecast total non-residential space demand



Land Demand Estimate

Convert non-residential space to land demand forecast using FAR estimates

- Region forecast to grow by over **27,000 jobs** between 2022 and 2050
 - Annual average of 977 jobs
 - Annual growth rate of 0.8%
- New jobs in four major categories
 - Highway commercial
 - Local commercial
 - Office/institutional
 - Industrial/distribution

Residential Land Demand



Forecast Growth

Number of households forecast for Amarillo – based on population forecast



Household Structure

“Consumer Groups”
Age of householder, HH size, family type



Unit Type

Demand by housing unit type. Incorporates density assumptions

- Population growth of 50,466 residents by 2050 for total population of 260,708
- City estimated to grow by 21,027 households by 2050
 - Generates demand for 22,079 housing units
 - 818 units annually

Single Family Detached
Single Family Attached
Townhouse
Multifamily

	60%
	10%
	5%
	25%

Base and Capacity Scenarios

Base Scenario



Population 217,593



Dwelling Units 89,174



Large Lot Detached SF 58,858

Small Lot Detached SF 11,409

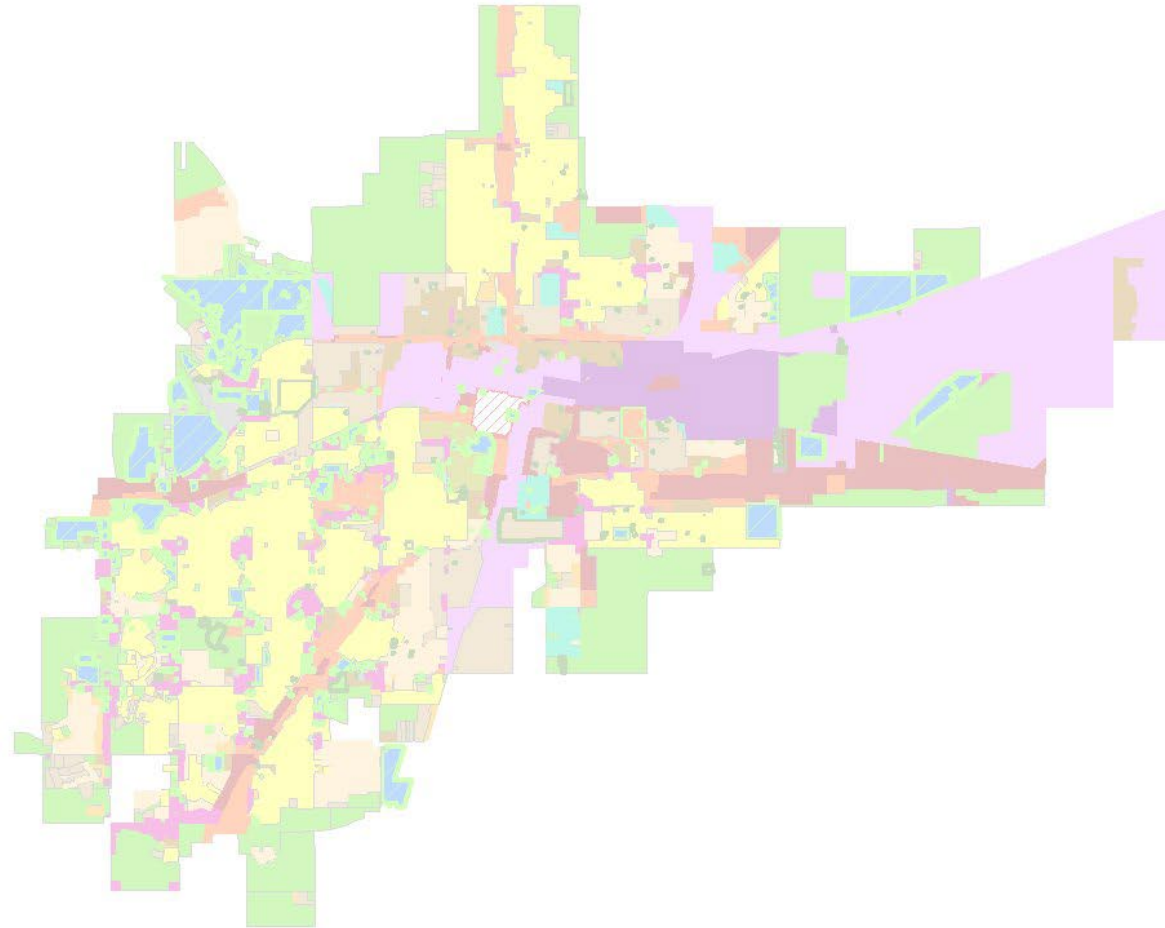
Attached SF 3,665

Multifamily 15,242



Employment 89,424

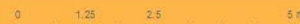
Existing Zoning Map



Zoning Districts

Zoning

- A Agricultural
- A Agricultural / SUP
- CB Central Business
- CB Central Business / SUP
- GR General Retail
- GR General Retail / SUP
- HC Heavy Commercial
- HC Heavy Commercial / SUP
- I-1 Light Industrial
- I-1 Light Industrial / SUP
- I-2 Heavy Industrial
- I-2 Heavy Industrial / SUP
- LC Light Commercial;
- LC Light Commercial / SUP
- MD Moderate Density
- MF-1 Multiple Family 1; MF
- MF-1 Multiple Family 1 / SUP
- MF-2 Multiple Family 2
- MF-2 Multiple Family 2 / SUP
- MH Manufactured Home
- MH Manufactured Home / SUP
- NS Neighborhood Services
- NS Neighborhood Services / SUP
- O-1 Office District 1; O-1/S
- O-2 Office District 2
- O-2 Office District 2 / SUP
- PD Planned Development; PD ; PD-403
- R-1 Residential District 1
- R-1 Residential District 1 / SUP
- R-2 Residential District 2
- R-2 Residential District 2 / SUP
- R-3 Residential District 3
- R-3 Residential District 3 / SUP

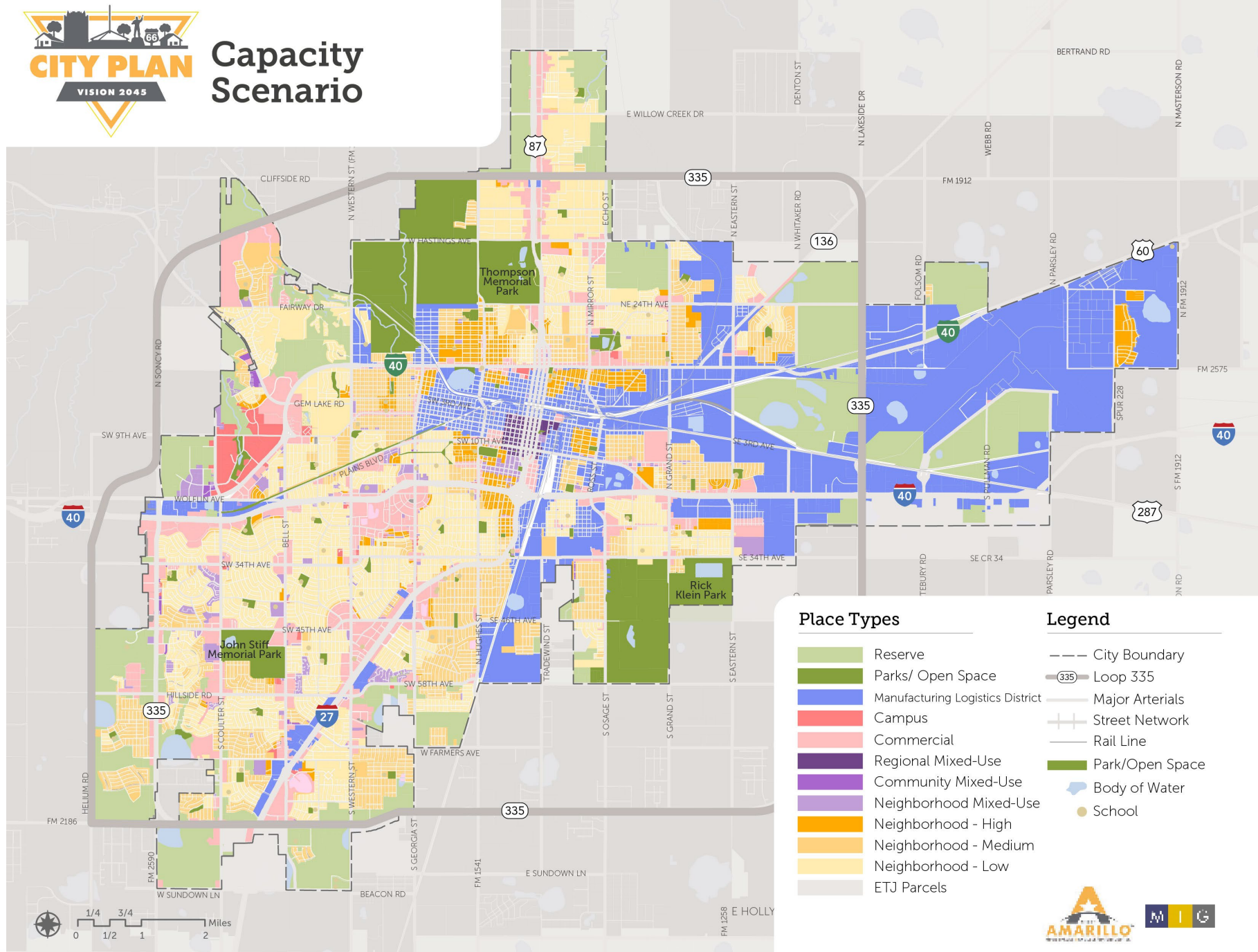


Date: 7/17/2023

DISCLAIMER: The City of Amarillo is providing this information as a public service. The data shown is for information purposes only and except where noted, all of the data or features shown or depicted on this map is not to be construed or interpreted as accurate and/or reliable; the City of Amarillo assumes no liability or responsibility for any discrepancies or errors for the use of the information provided.



Capacity Scenario Map



Summary Stats



Capacity Scenario

Population	451,542
Dwelling Units	308,874
Large Lot Detached SF	8,447
Small Lot Detached SF	79,070
Attached SF	8,527
Multifamily	212,830
Employment	411,692

Base Scenario

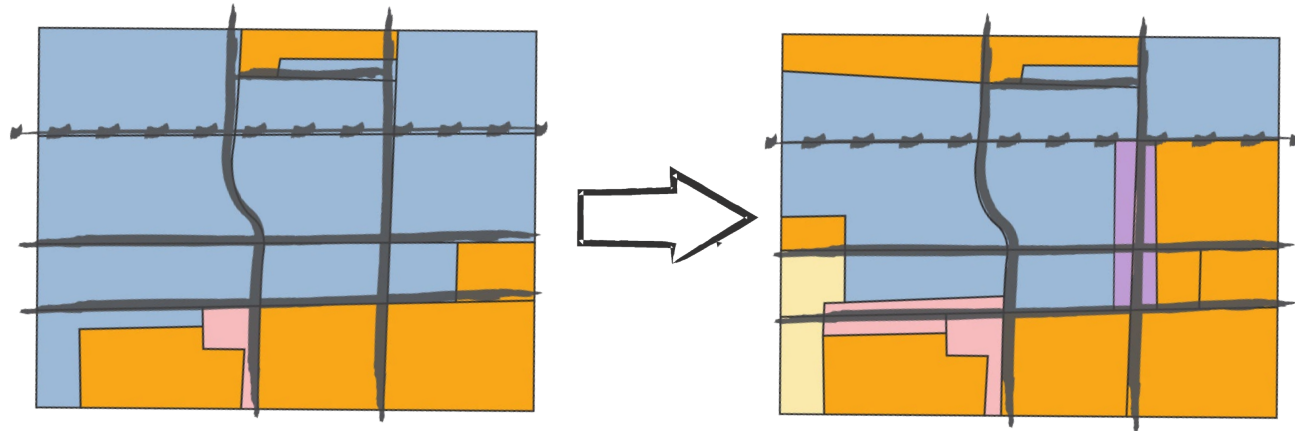
Population	217,593
Dwelling Units	89,174
Large Lot Detached SF	58,858
Small Lot Detached SF	11,409
Attached SF	3,665
Multifamily	15,242
Employment	89,424

TARGETS

50,500 new residents
27,000 new jobs
22,000 new housing units

Alternative Scenario: Complete Neighborhoods

Development Pattern for Older Neighborhoods



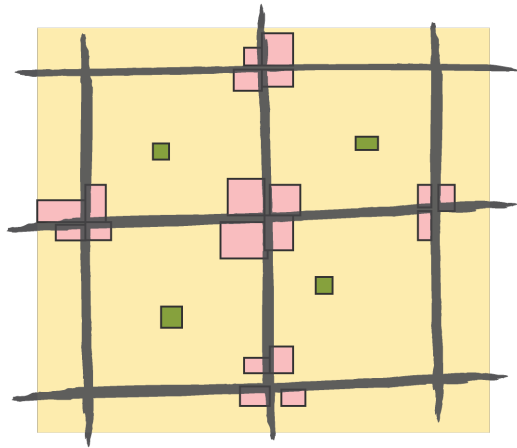
Existing Pattern

Aspirational Pattern

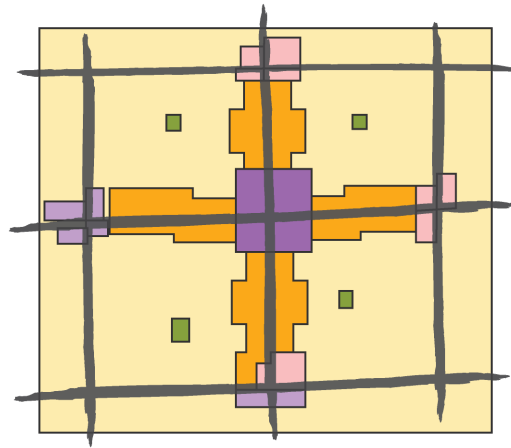
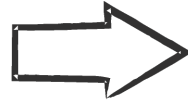
- Protect residential
- Preserve light industrial
- Use Neighborhood Mixed Use and Commercial as transitions/buffers



Development Pattern for Existing Newer Neighborhoods



Existing Pattern

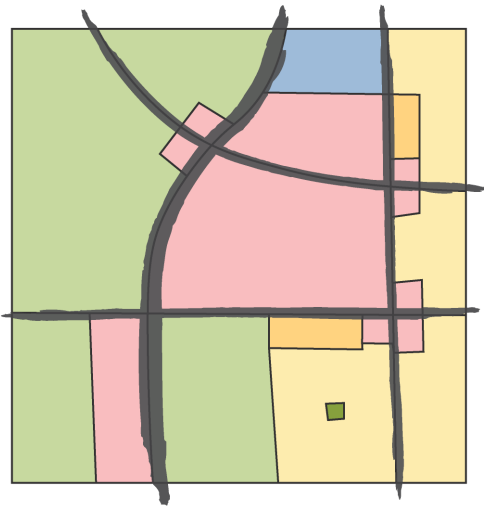


Aspirational Pattern

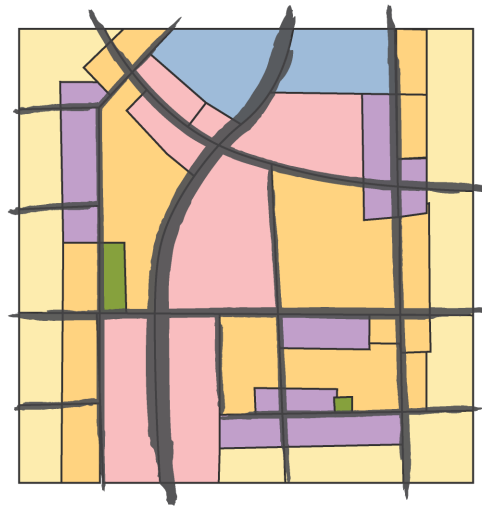
- Create more walkable destinations closer to neighborhoods
- Missing middle housing and housing diversity along corridors



Development Pattern for New Neighborhoods



Existing Pattern



Aspirational Pattern

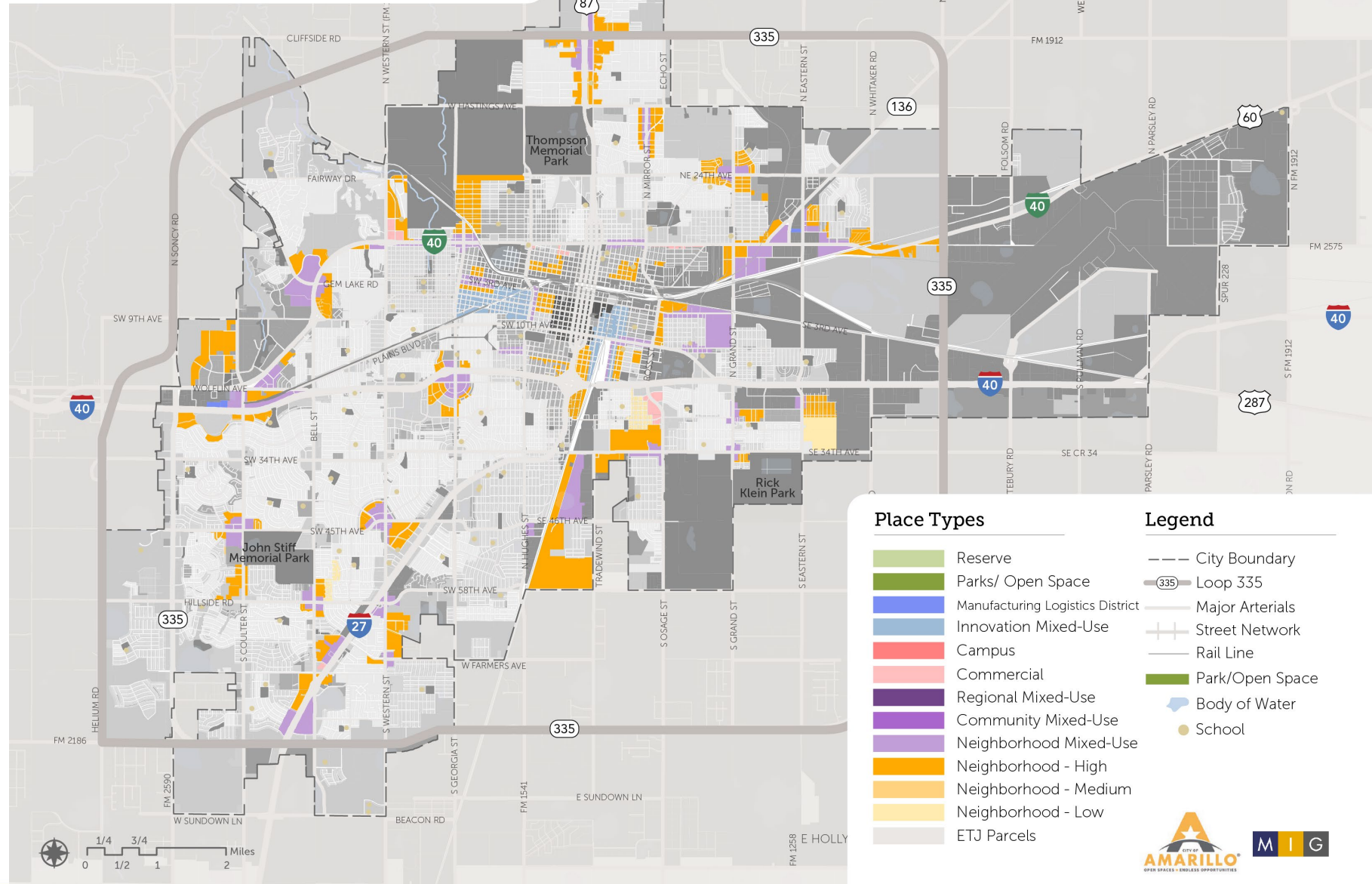
- Proactively plan for edges
- Strategically locate commercial and neighborhood mixed use closest to highways
- Transition from neighborhood medium to neighborhood low



Complete Neighborhoods Scenario Map: Areas of Change Overlay



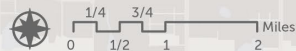
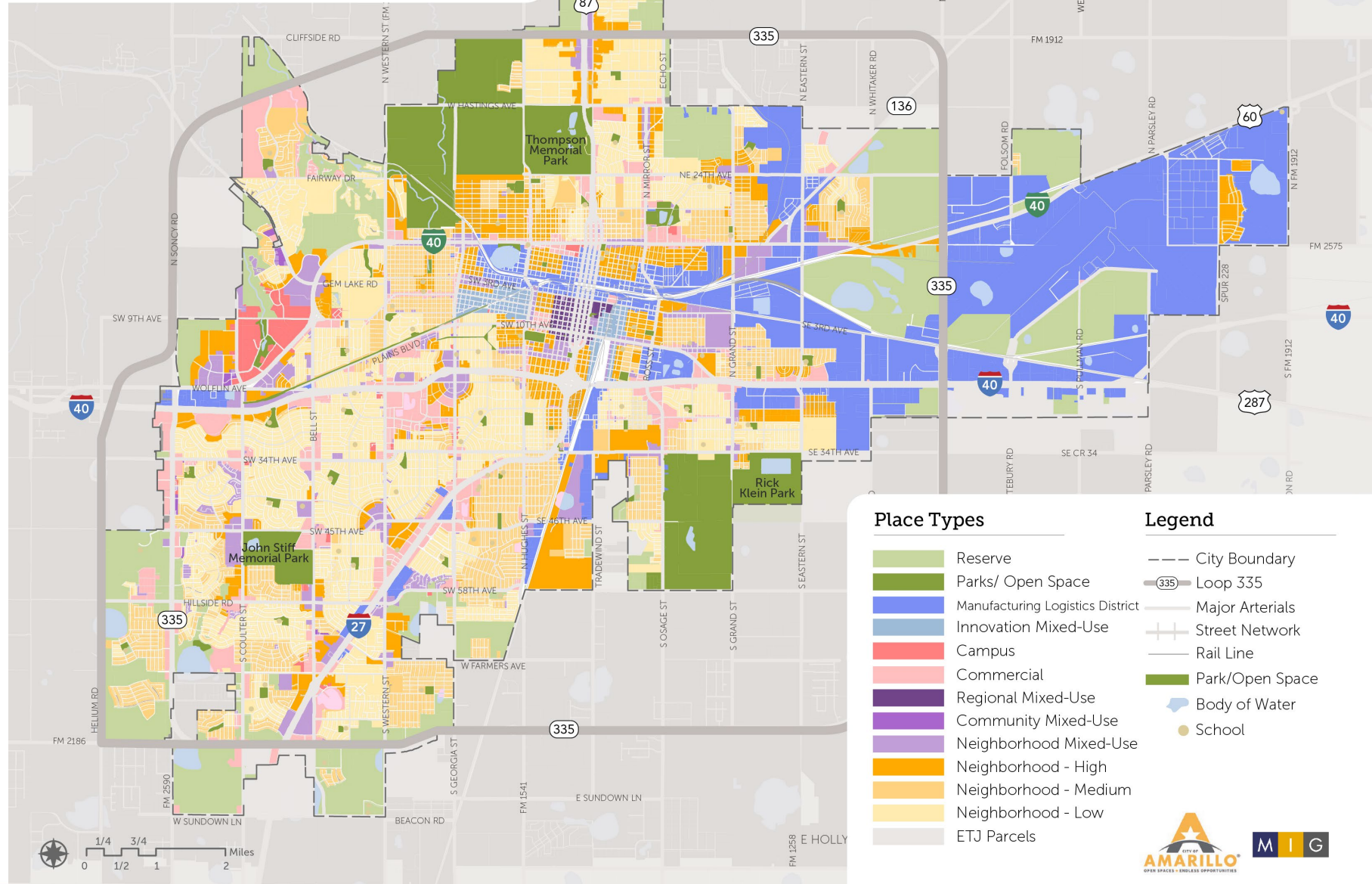
Complete Neighborhoods Scenario



Complete Neighborhoods Scenario Map



Complete Neighborhoods Scenario



Summary Stats

TARGETS
50,500 new residents
27,000 new jobs
22,000 new housing units



Complete Neighborhood Scenario

Population 325,202



Dwelling Units 168,342



Large Lot Detached SF 56,930

Small Lot Detached SF 19,857

Attached SF 13,945

Multifamily 77,610



Employment 113,620

Base Scenario

Population 217,593

Dwelling Units 89,174

Large Lot Detached SF 58,858

Small Lot Detached SF 11,409

Attached SF 3,665

Multifamily 15,242

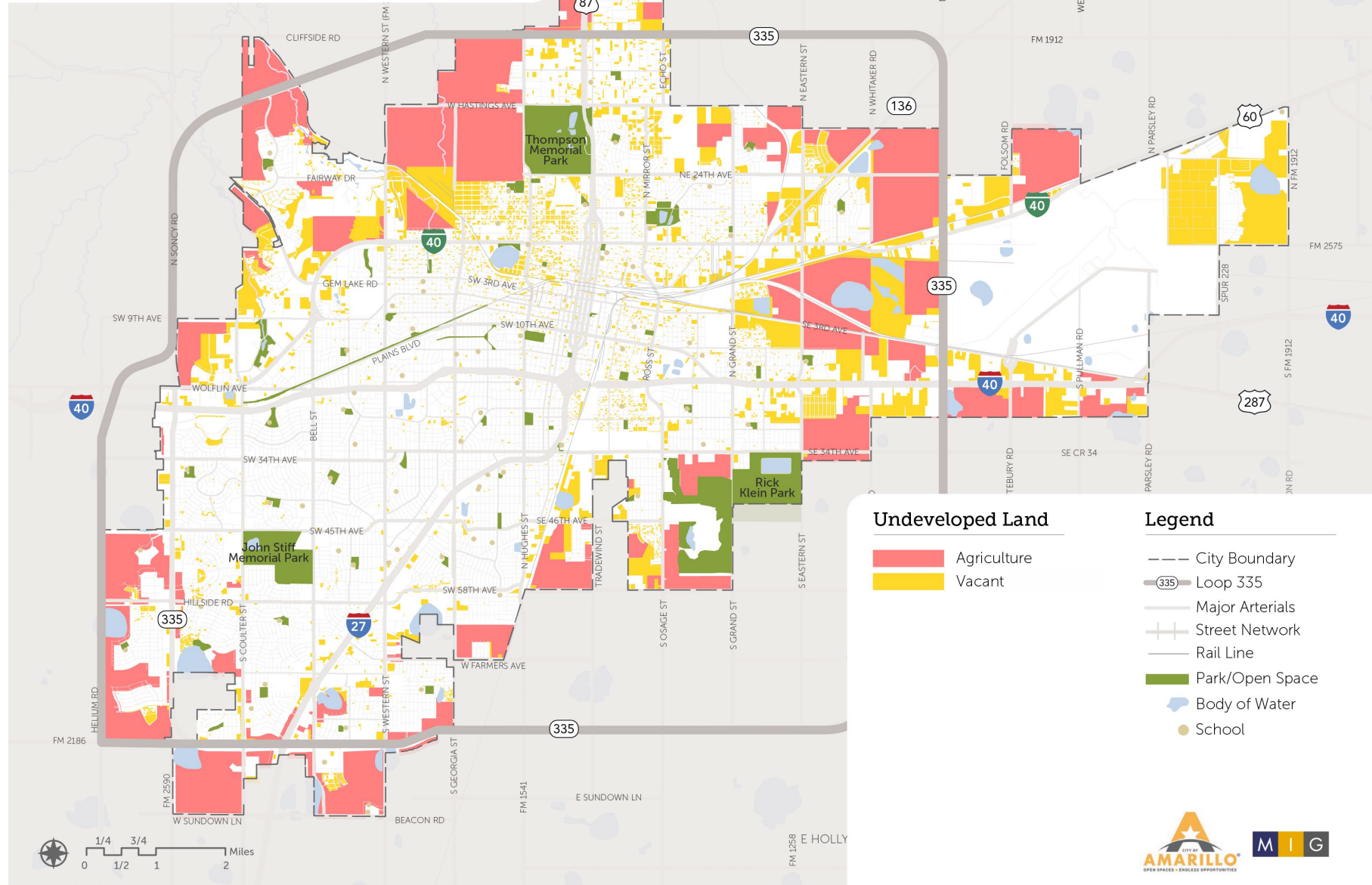
Employment 89,424

Alternative Scenario: Complete Neighborhoods- Undeveloped Land

Undeveloped Land Map



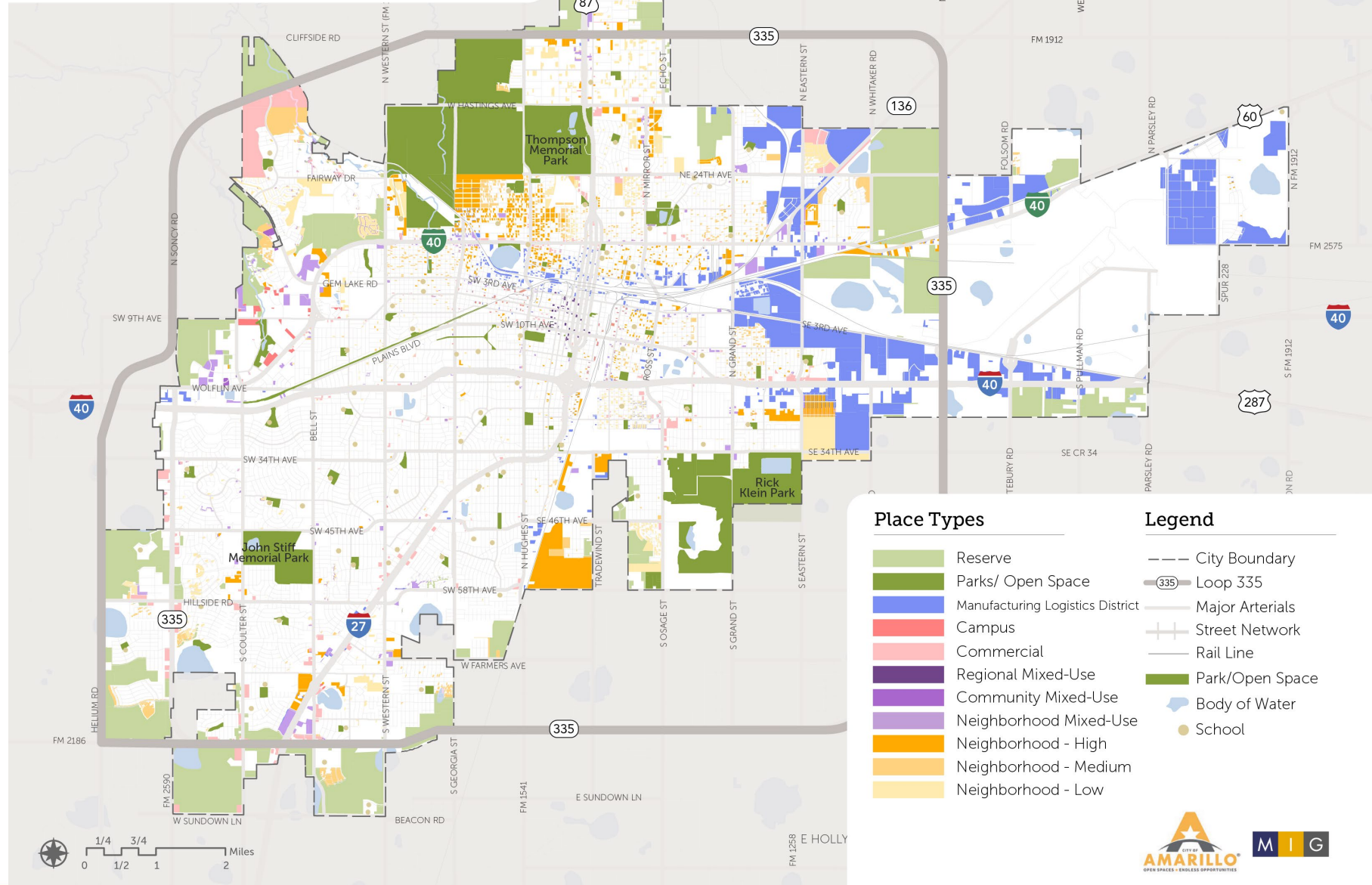
Undeveloped Land



Complete Neighborhood Scenario Map: Undeveloped Land



Complete Neighborhood Scenario: Undeveloped Land



Summary Stats

Complete Neighborhood Scenario: Undeveloped Land

TARGETS

50,500 new residents
27,000 new jobs
22,000 new housing units



Population

Including
Floodplain Parcels

315,222

Excluding
Floodplain Parcels

265,393

Base Scenario

217,593



Dwelling Units

157,466

126,601

89,174

Large Lot Detached SF

60,055

57,604

58,858

Small Lot Detached SF

22,589

19,528

11,409



Attached SF

8,014

5,930

3,665

Multifamily

66,807

43,538

15,242



Employment

191,841

140,672

89,424

Undeveloped Land Map



Undeveloped Land

- A** Total Acres: ~1,075
 Potential Jobs: up to 32,330
 Potential Housing Units: up to 6,200

or

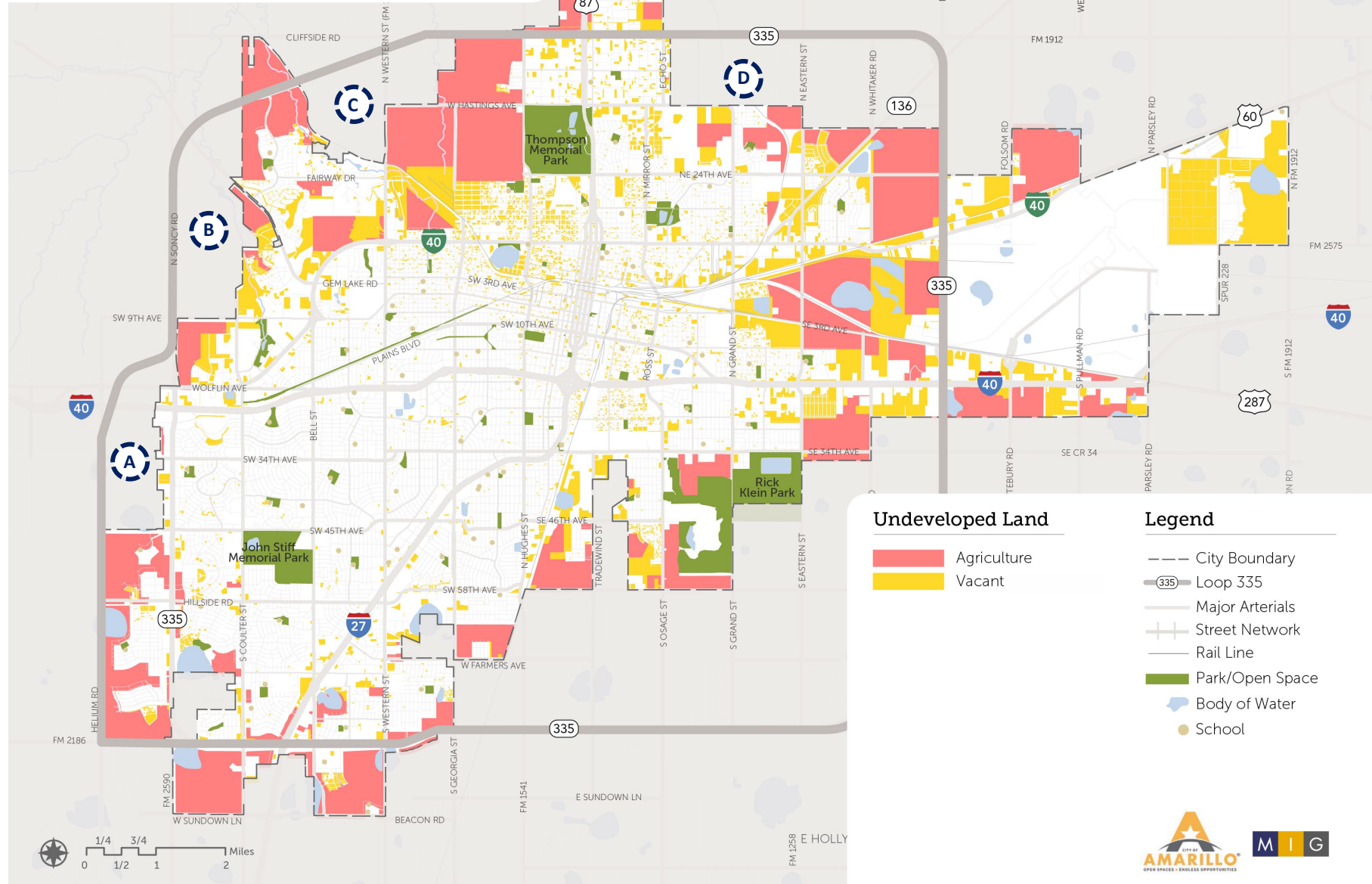
- B** Total Acres: ~1,600
 Potential Jobs: up to 48,115
 Potential Housing Units: up to 9,230

or

- C** Total Acres: ~1,325
 Potential Jobs: up to 39,845
 Potential Housing Units: up to 7,645

or

- D** Total Acres: ~2,690
 Potential Jobs: up to 80,895
 Potential Housing Units : up to 15,520



Emerging Policy Direction

MAINTAIN STRATEGIC EMPLOYMENT AREAS

- Maintain large areas of employment land
- Identify certain areas for Innovation

IMPROVE COMPATIBILITY AND TRANSITIONS

- Make areas that are primarily housing a residentially focused zoning district
- Integrate amenities and map to buffer industrial from residential

ENCOURAGE NEIGHBORHOOD & COMMUNITY MIXED USE

- Transition commercial areas to mixed use
- Encourage missing middle and multifamily housing along corridors
- Promote neighborhood main streets in older neighborhoods

Mobility Elements

Background of Mobility Planning

PARTNERSHIP FOR DEVELOPMENT PROGRESS

- Assessed infrastructure conditions—273 traffic signals, 1,032 miles of roadway
- Developed “state of good repair” cost estimates

AMARILLO MPO—FEDERAL FUNDING

- 3-Year Transportation Improvement Plan (TIP)
- 20-Year Regional Transportation Plan (RTP)
- Focus on improvements to major arterials (many belonging to TxDOT)
Interstates 40 and 27, Loop 335, 10th Avenue, etc.

2019 REGIONAL MULTIMODAL MOBILITY PLAN

- Overall bicycle network; transit improvements including express routes
- “Pedestrian Focus Areas” as a model for City Plan elements

Direction of Mobility Planning

OVERALL PRINCIPLES

- We know people are going to continue to drive.
- There is value in making incremental changes when/where we can.
- Support the elements of a “Complete Neighborhood”

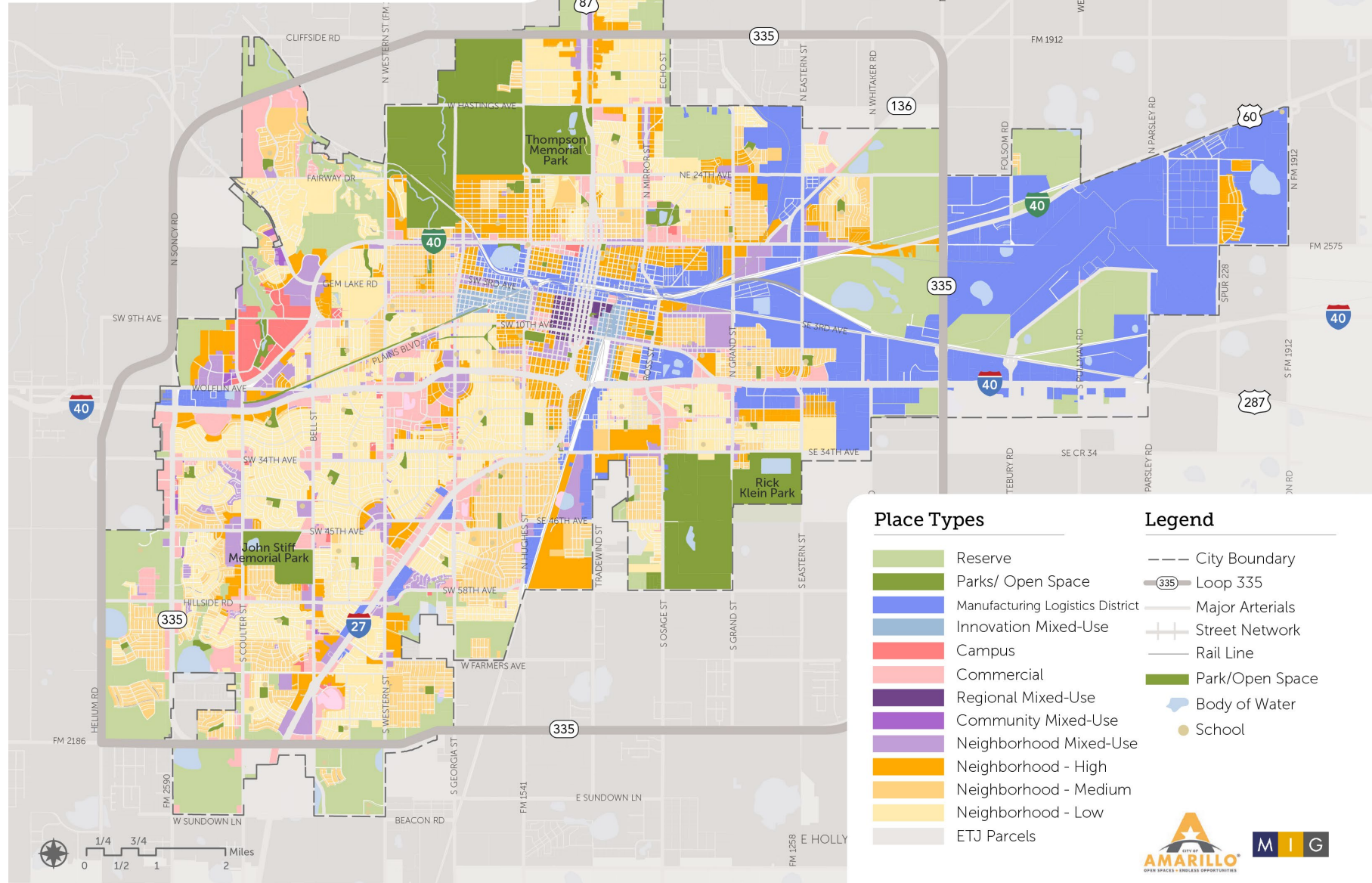
STATED COMMUNITY ISSUES

- Invest in existing community as much as possible
- Revitalize existing neighborhoods
- Loop 335 has targeted growth to the SW
- Various patterns established for different types of neighborhoods
- Walkable places near major intersections
- Medium density residential doesn't really exist

Complete Neighborhoods Scenario Map



Complete Neighborhoods Scenario



Mobility Planning Recommendations

ADDRESS WALKABILITY AT MAJOR INTERSECTIONS

- Prioritize Community Activity Centers
- Ties to multiple goals related to creating activity nodes
- Reinforces possibility to park once and access multiple destinations

ENSURE HIGH-QUALITY PEDESTRIAN INFRASTRUCTURE

- Inventory of traffic signals (like PDP) for associated pedestrian elements
- Selected upgrades
 - Physical—crosswalks, signal heads, transit stop placement
 - Programmatic—phase timing and sequencing

Mobility Planning Recommendations

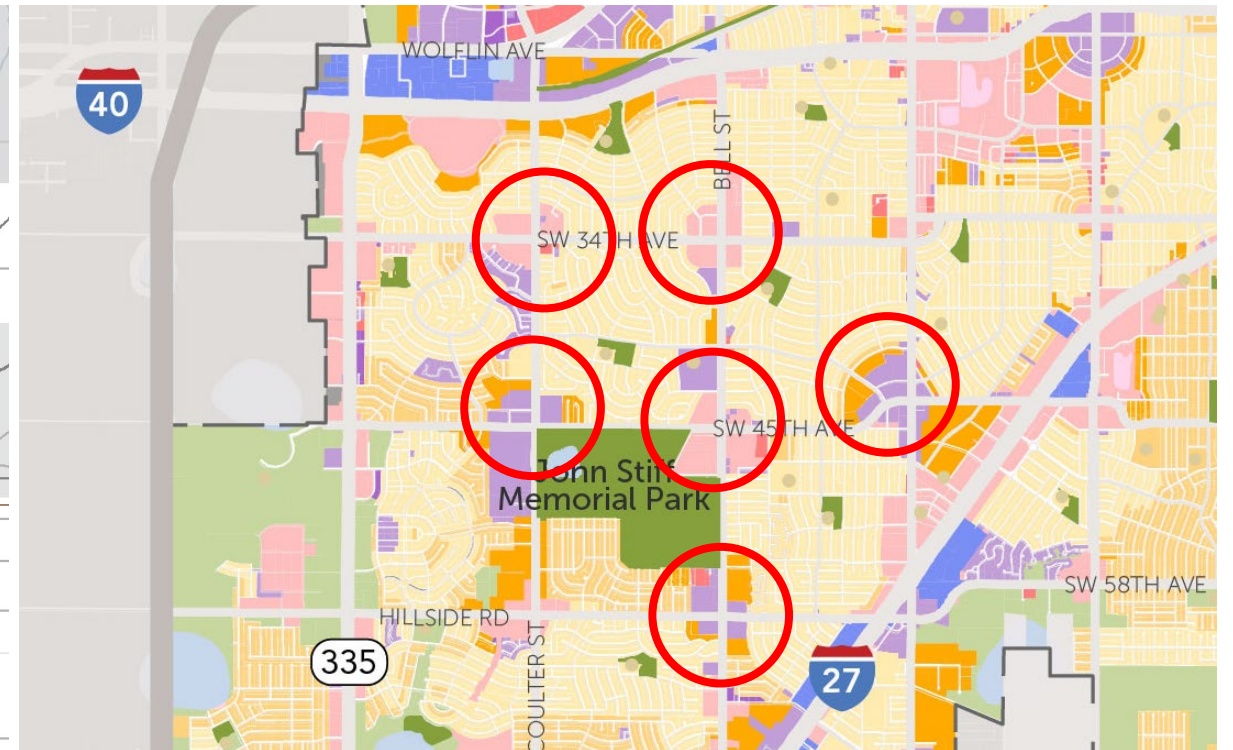
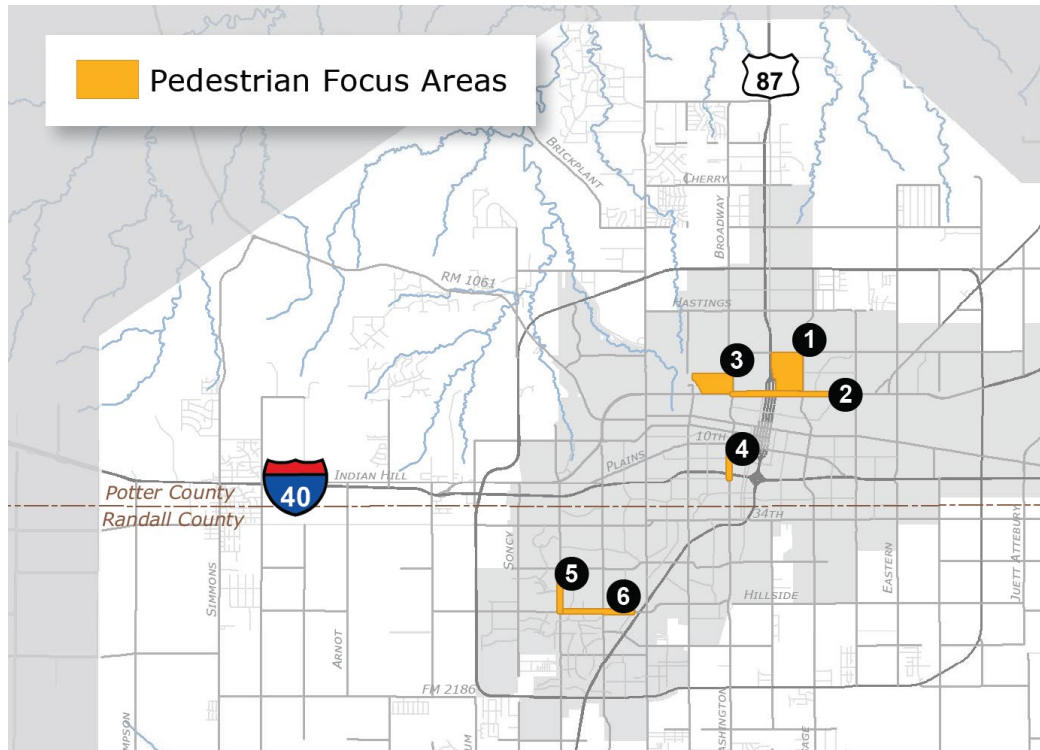
SIDEWALK CONNECTIVITY—COMMERCIAL AREAS

- Prioritize improvements along arterials
- Coordinate with landscaping and driveway/parking requirements
- Infill development (especially mixed-use and medium-density) can provide this infrastructure
- 34th, 45th, and Hillside Avenues have potentially suitable locations
- Highway-style strip commercial as well (Business I-40 East was in the RMMP)

SIDEWALK CONNECTIVITY—PARKS/SCHOOLS

- Recommended gap analysis; CIP to prioritize “last-block” connections
- John Stiff Park—near commercial areas discussed above
- Thompson Park—improved pedestrian access across US 87 freeway

Sample Improvements— Extending Prior Work



Sample Improvements— Other Cities' Examples



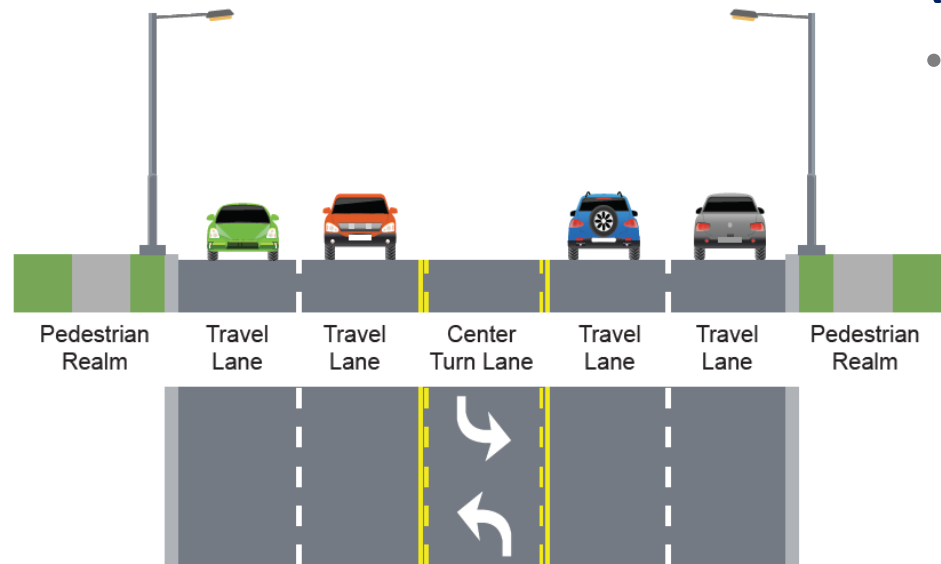
Broadway at I-45 (Houston)

- Intersection improvements for pedestrian safety



Sample Improvements— Other Cities' Examples

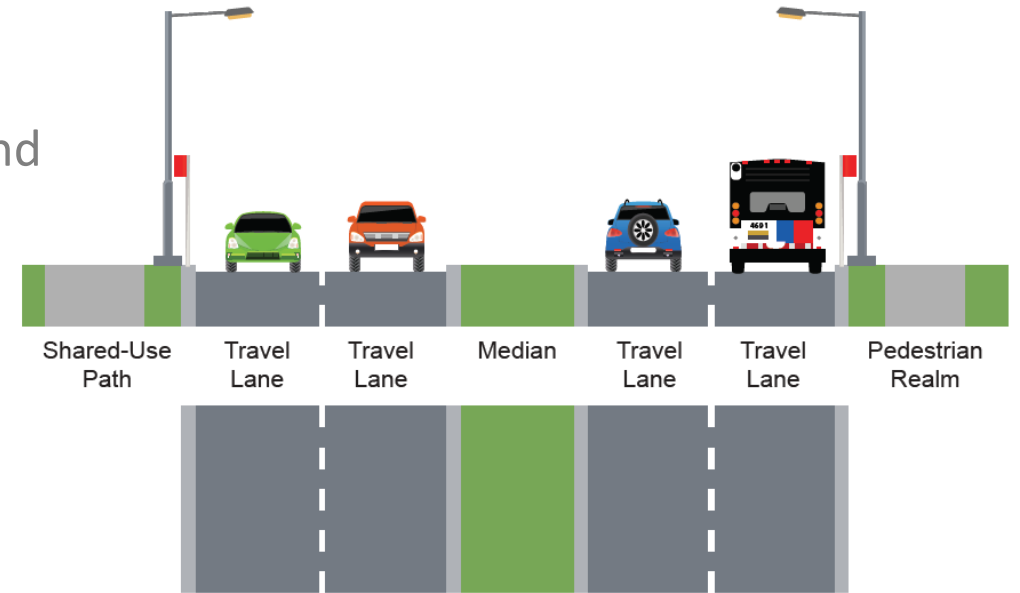
Existing



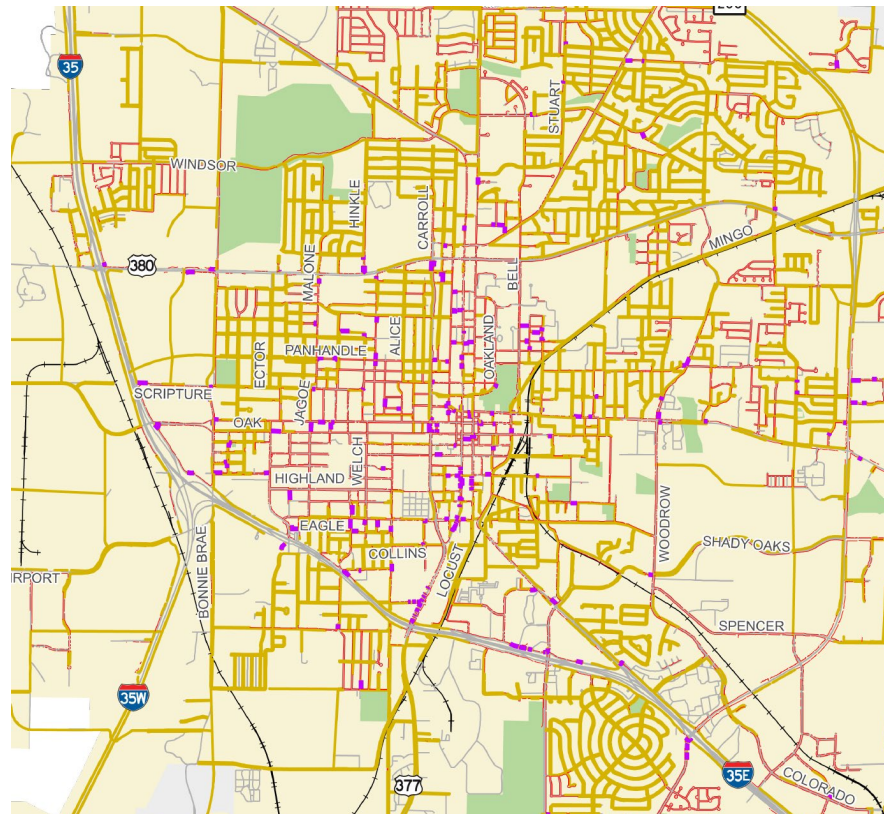
Telephone Road (Houston)

- Sidewalk Widening and median conversion

Proposed

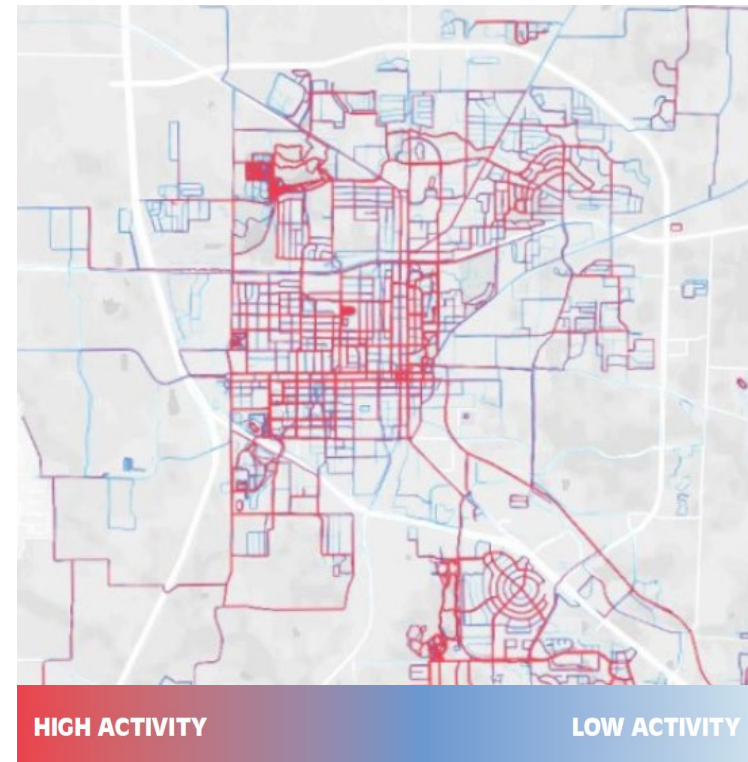


Sample Improvements— Other Cities' Examples



Pedestrian Assessment in Mobility Plan (Denton)

- Gap inventory
- Usage map
(activity density)



Discussion

Mobility Element Discussion

What are your thoughts on these recommended focus areas?

- Address walkability at major intersections
- Ensure high-quality pedestrian infrastructure
- Sidewalk connectivity to commercial areas
- Sidewalk connectivity to parks and schools

Where else might these ideas be implemented?

What potential challenges should be directly addressed?

What other policies should be considered?

Parks and Open Space



CITY OF AMARILLO
 Parks and Recreation Master Plan
Our Parks + Our Community's Future
 FINAL PLAN | SEPTEMBER 2021



Table E-1: Current Level of Service for Existing Neighborhood and Community Parks

Classification	Existing Acreage for Neighborhood and Community Parks	LOS (acres/1,000)*	Below the poverty level
Community Parks	855.9	4.1	35.6
Neighborhood Parks	125.3	0.6	5.2
City-Owned School Park Acreage**	63.6	0.3	2.6
TOTAL LOS	1,044.8	5.0	43.4%

* The existing level of service (LOS) is based on a 2020 population of 206,385.

**Total existing acreage in the City's inventory is 2,401.2.

***This includes the city's acreage at City-owned school parks and jointly owned school parks. It does not count the School-District sites where the City maintained portion is unknown.

Table E-2: Current Level of Service for Existing Neighborhood and Community Parks

Classification	Re-aligned Acreage for Neighborhood and Community Parks	LOS (acres/1,000)*	% of Total City Park Acreage**
Multi-Purpose Community Parks	187.3	0.9	7.8
Special-Use Community Parks	66.3	0.3	2.8
Large Neighborhood Parks (including City School Park acreage)	121.5	0.6	5.1
Small Neighborhood Parks (including City School Park acreage)	57.6	0.3	2.4
Other existing jointly-owned school parks	14.1	0.1	0.01
TOTAL LOS	446.8	2.2	18.2%

* The existing level of service (LOS) is based on a 2020 population of 206,385.

**Total existing acreage in the City's inventory is 2,401.2.



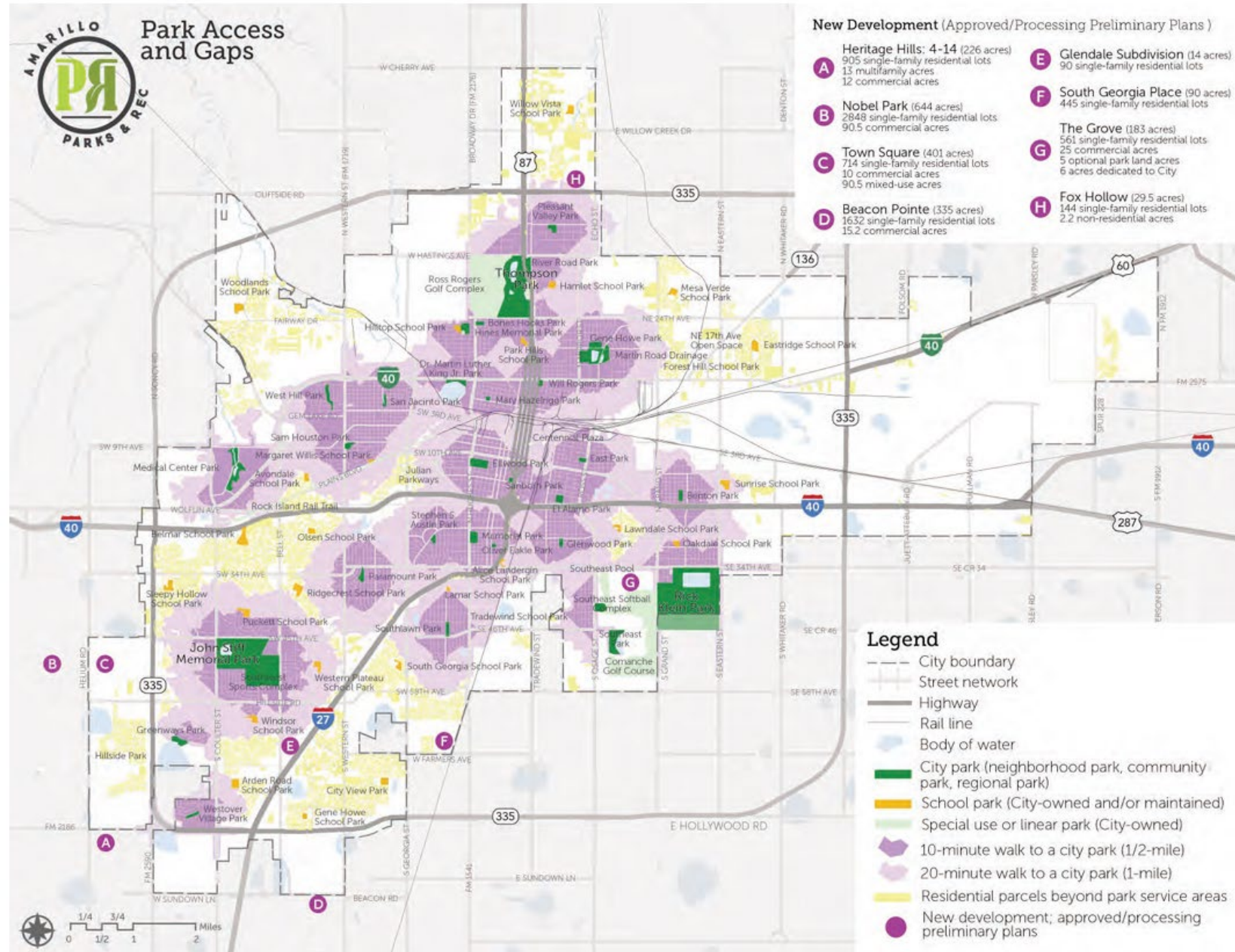
LEVEL OF SERVICE GUIDELINES

- Developers shall provide a minimum of 2.2 acres of developed park land per 1,000 residents for neighborhood and community parks.
- The City has discretion in how it divides this acreage between sub-types of parks. However:
 - Small Neighborhood Parks in new developments should be approximately 2-3 acres in size.
 - Large Neighborhood Parks should be approximately 5-7 acres in size.
 - Multi-purpose Community Parks should be approximately 15-20 acres in size.
 - Special Use Community Parks may vary in size based on its intended use.
- The City may collect any portion of this acreage in the form of fees in-lieu of park land. (See Manner of Compliance).

PARK SERVICE DISTANCE GUIDELINES

- Small Neighborhood Parks should be located not further than one (1) mile from any single family lot. The City shall strive to provide small neighborhood parks within one-half (1/2) mile from multi-family units on the proposed subdivision plat, as measured along public road or pedestrian ways.
- Large Neighborhood Parks should be located not further than two (2) miles from any lot on the proposed subdivision plat, as measured along public road or pedestrian ways.
- Community Parks (either multi-purpose or special use) should be located not further than four (4) miles from any lot on the proposed subdivision plat, as measured along public roads.

Map C-11: 10 and 20-minute walksheds for City-owned parks serving nearby neighbors (excluding all school parks)



Parks and Open Space

What additional guidance can or should City Plan provide?

Should City Plan target specific geographies for new parks to improve access for existing and future residents?

What variations should exist by place type or in older, newer, and new complete neighborhoods?

Discussion

Next Steps

Next Steps

- Community Connectors Lunch and Learn events: **August 22, 24, 29 and 31**
- Review Mobility and Parks, Discuss Other Plan Elements (Land Use, Housing, Economic Development, etc.) – CPSC #6: **September 18, 2023 (In-Person)**
- Community Workshops #3: **September 19, 2023**

City Plan – Vision 2045

City Plan Steering Committee – August 14, 2023



CITY OF
AMARILLO[®]
OPEN SPACES • ENDLESS OPPORTUNITIES

