Land Use Scenario Analysis

For the land use scenario analysis, we utilized urban footprint, a software tool used to forecast scenarios and outcomes for communities and cities. The tool allowed us to analyze population, housing, and employment growth based on different alternative scenarios. The process consisted of the following scenarios, which will be discussed in more detail:

- Base Scenario
- Capacity Scenario
- Alternative Scenario
    - Areas of Change Overlay
    - Undeveloped Land
- Preferred Scenario: Complete Neighborhoods

Base Scenario

To develop a base scenario, we translated each existing zoning designation to a specific “Place Type”. Since Amarillo’s existing zoning is hierarchal, we based the translation on the land use on the ground today, what has been developed nearby, what development has been recently approved, or the general development trends. This allowed us to visualize the existing zoning and current conditions through the mapped Place Types. This gave us a solid understating of existing development patterns.

The place type translation showed a large concentration of manufacturing logistic districts in the eastern portion of the city and surrounding downtown to the east, north and west. We also saw that a typical development pattern in the southwest part of the city consisted of commercial uses at intersections with a park or open space embedded within the larger block unit. This pattern closely follows the guidance of the Neighborhood Unit Concept, which surfaced from previous comprehensive planning efforts. While this does create aesthetically pleasing neighborhoods, it has resulted in a trend where people have to drive to reach key destinations. Another prevalent development pattern that we noticed is the large concentration of commercial use along major corridors.

Capacity Scenario

Utilizing the base scenario as a starting point, we analyzed development growth potential for the city, which assumed that all parcels would be developed to their full entitled capacity. The results revealed the City has the capacity to accommodate a population of 451,542, 308,874 dwelling units, and 411, 692 jobs. These resulting numbers far exceed the actual calculated growth projections anticipated for the City of Amarillo by 2050.

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

This ultimately showed us that the City is well equipped to manage projected future growth within the city limits. However, given that the calculated growth projections do not indicate a need for all parcels to develop to their full entitled capacity, we also looked at alternative scenarios.

Alternative Scenario - Areas of Change Overlay

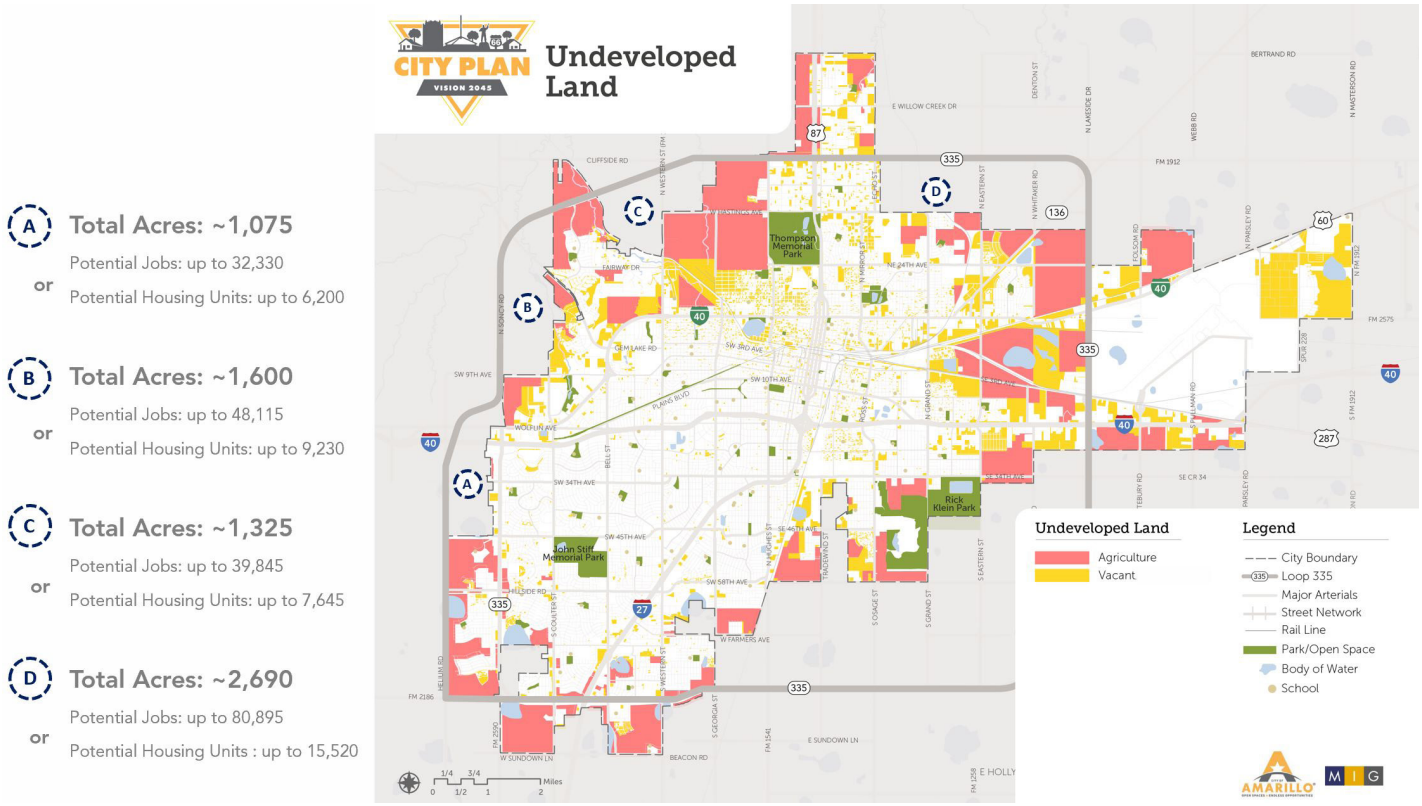
Based on community feedback and conversation with the Steering Committee, we analyzed areas where new Place Types could be introduced to better accommodate and fit the preferred growth patterns for the Amarillo. The overlay largely incorporated Innovation, Neighborhood Mixed Use, and Neighborhood High and Neighborhood Medium Place Types.

Alternative Scenario - Undeveloped Land

In this scenario we began by looking at undeveloped land that is currently either agricultural or vacant - both within the City limits and within the ETJ. We focused our assessment of ETJ land to four areas in the north and west. What we found was that, in addition to large undeveloped parcels along the edges and outskirts of the city, there are also many smaller undeveloped parcels within and surrounding downtown.

When we analyzed Place Types for these isolated undeveloped parcels, we confirmed that those parcels could accommodate projected growth. It's important to note that this analysis also assumed that all parcels would develop to their full entitled capacity. As mentioned before, it's unlikely that all parcels will develop to their maximum capacity. The table below and map on the following page illustrate the various capacities identified in this scenario.

	Including Floodplain Parcels	Excluding Floodplain Parcels	Base Scenario
Population	315,222	265,393	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



Preferred Scenario - Complete Neighborhoods

This scenario is based on community feedback that was received throughout the planning process as well as lessons learned through the development of prior scenarios. The community clearly let us know that they would like to have more amenities closer to their homes and to ensure that existing neighborhoods are protected, enhanced, and equitably invested in. The general sentiment we received from the community was that they wanted to support existing communities before adding new development at the City's periphery. This means taking care of existing infrastructure, enhancing available amenities, and promoting new opportunities within already developed areas.

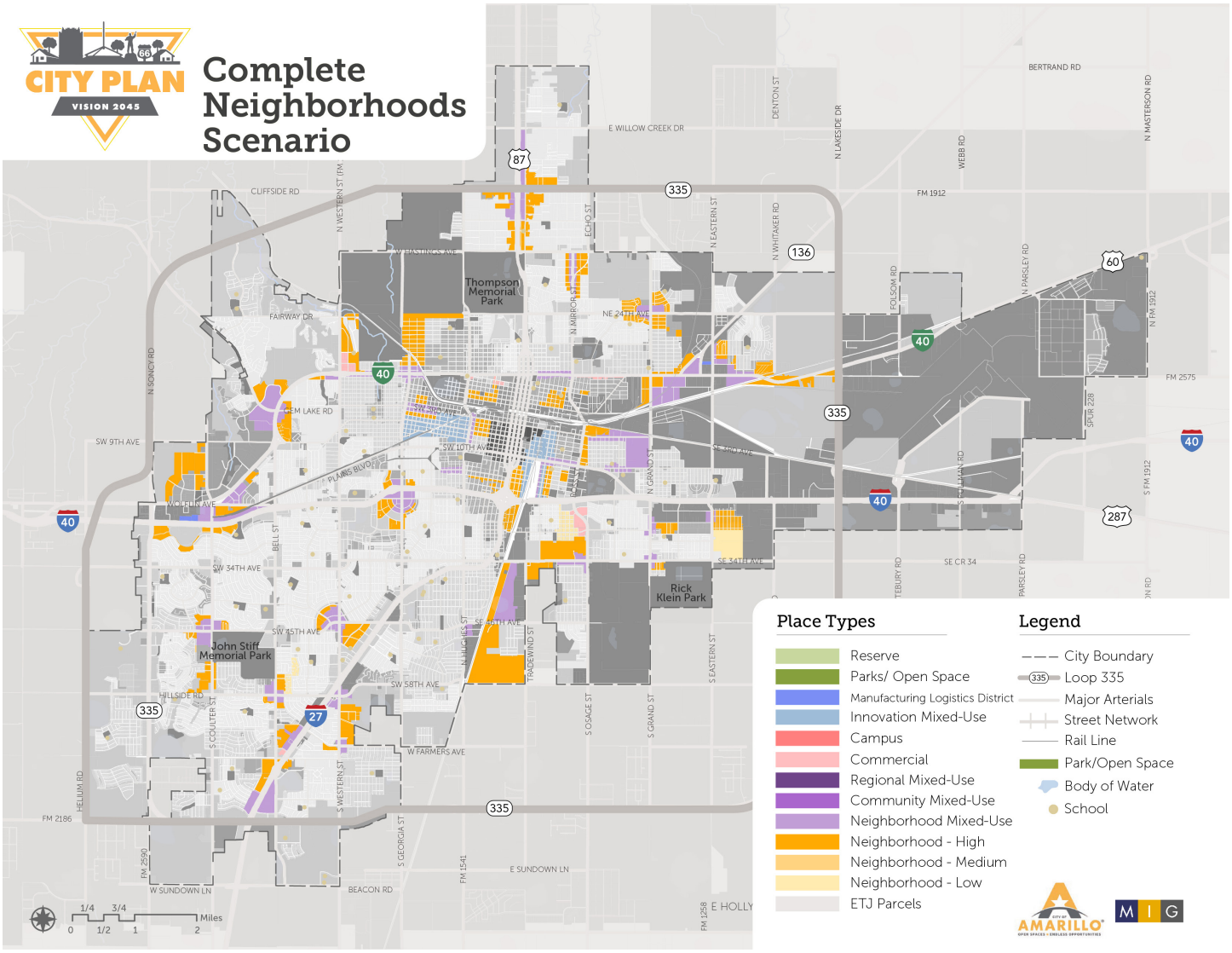
During the process of translating these priorities into a preferred scenario, three existing development patterns surfaced:

- Development Patterns for Older Neighborhoods
- Development Patterns for Existing Newer Neighborhoods
- Development Patterns for New Neighborhoods

Thinking about how each of these development patterns could be enhanced to achieve the community's stated desires, we tweaked and applied the new Place Types (Areas of Change Scenario) to specific locations throughout the city. The map on the right illustrates those locations, which are mostly concentrated at intersections or along major arterials and highways and around the downtown area.

We confirmed that the Complete Neighborhood scenario could accommodate the projected growth. In fact, we found that it could accommodate more than the projected demand. This scenario has the potential to hold a population of 325,202, increase dwelling units by 168,342, and provide 113,620 jobs. The table to the right provides a summary of these findings.

Complete Neighborhoods Scenario



Place Types

- Reserve
- Parks/ Open Space
- Manufacturing Logistics District
- Innovation Mixed-Use
- Campus
- Commercial
- Regional Mixed-Use
- Community Mixed-Use
- Neighborhood Mixed-Use
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- ETJ Parcels

Legend

- City Boundary
- Loop 335
- Major Arterials
- Street Network
- Rail Line
- Park/Open Space
- Body of Water
- School

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