

CITY PLANNING

NTX Future City Training Webinar

Doug McDonald

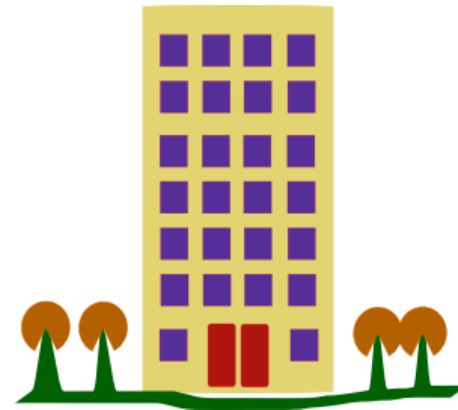
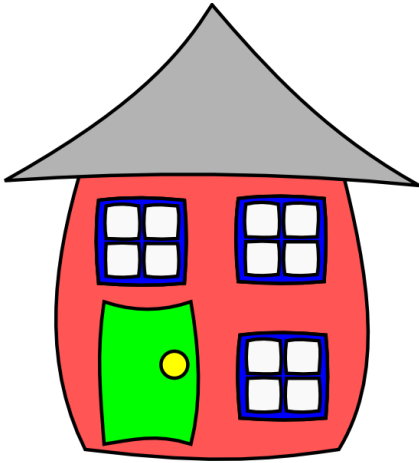
City of Plano, Texas Senior Planner

**Director of Midwest Texas Chapter of the American
Planning Association**



WHERE YOU LIVE

- Think about where you live. Is it a house? An apartment? A tall high rise?
- Are there other similar housing styles around you?



WHERE YOU LIVE

- Do you live in the city?
- A suburb?
- A farm?
- What do you like best about where you live?



WHERE YOU LIVE

What's around your house?

- A park?
- A school?
- Restaurants and shopping?
- Where is your favorite place to go when you are not at home?



WHERE YOU LIVE

How do you get to places around your house?

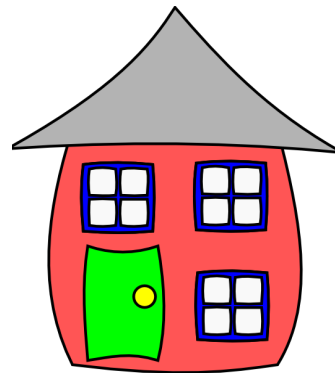
- **By car?**
- **By foot?**
- **By bicycle?**
- **By train or bus?**
- **What do you like using best? Why?**



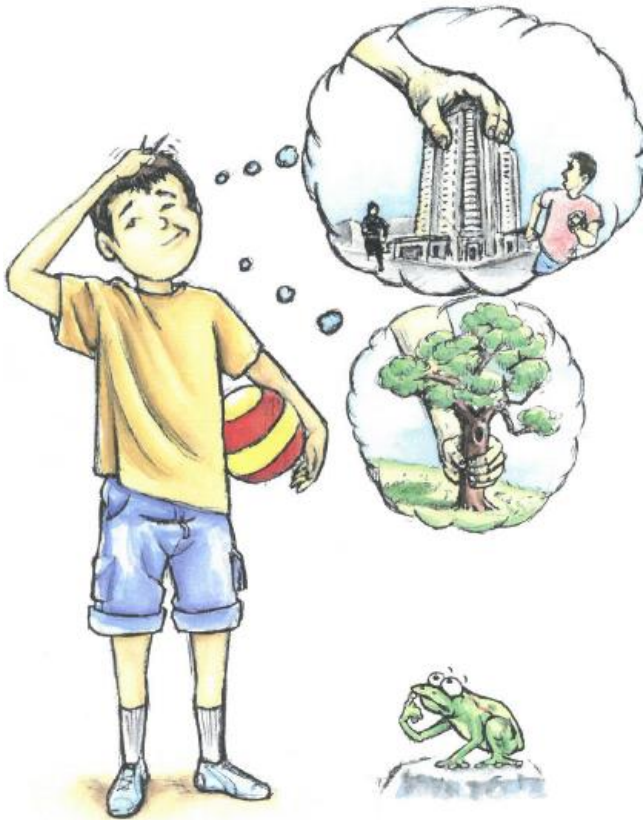
WHERE YOU LIVE

What use would you like best next door to your house/apartment? Why?

- Another house/apartment?
- A restaurant?
- A tall office building?
- An industrial building?



Hugo wonders,
“Who put these buildings here?
and what about that tree?”



Where Things Are From Near to Far
- Tim Halbur and Chris Steins

CITY PLANNING

- Layout of City
- Determines Best Uses (residential, retail, industrial)
- Design of Buildings, Streets, Parks, Neighborhoods
- Identifies Transportation Needs
- Works with Citizens to Accommodate Concerns



WHY CITY PLANNING EXISTS TODAY

○ **Public Health Concerns**

- 19th Century as American cities industrialized
- Immigrant workers lived in cramped housing that did not have running water, air ventilation, or toilets. Housing was also next to industrial buildings.
- Spread of bacteria and infectious disease.
- People began leaving the city for “healthier” options.

○ **Euclid v. Ambler Realty Co. (1926)**

- City of Euclid developed a zoning guide to not allow industrial uses
- Ambler Realty (industrial) sued the city
- City of Euclid won, restricting how property owners can use their land on the basis of public safety and health concerns.



WHY CITY PLANNING EXISTS TODAY



CITY PLANNING TOPICS TO CONSIDER TODAY

- Land Use
- Transportation
- Housing and Neighborhoods
- Quality of Life (Parks, Fire, Police, Education)
- Sense of Community (Arts and Culture, Historic Preservation)
- Environmental Planning
- Economic Development
- Citizens



“From the city to the country,
every building has its place.”



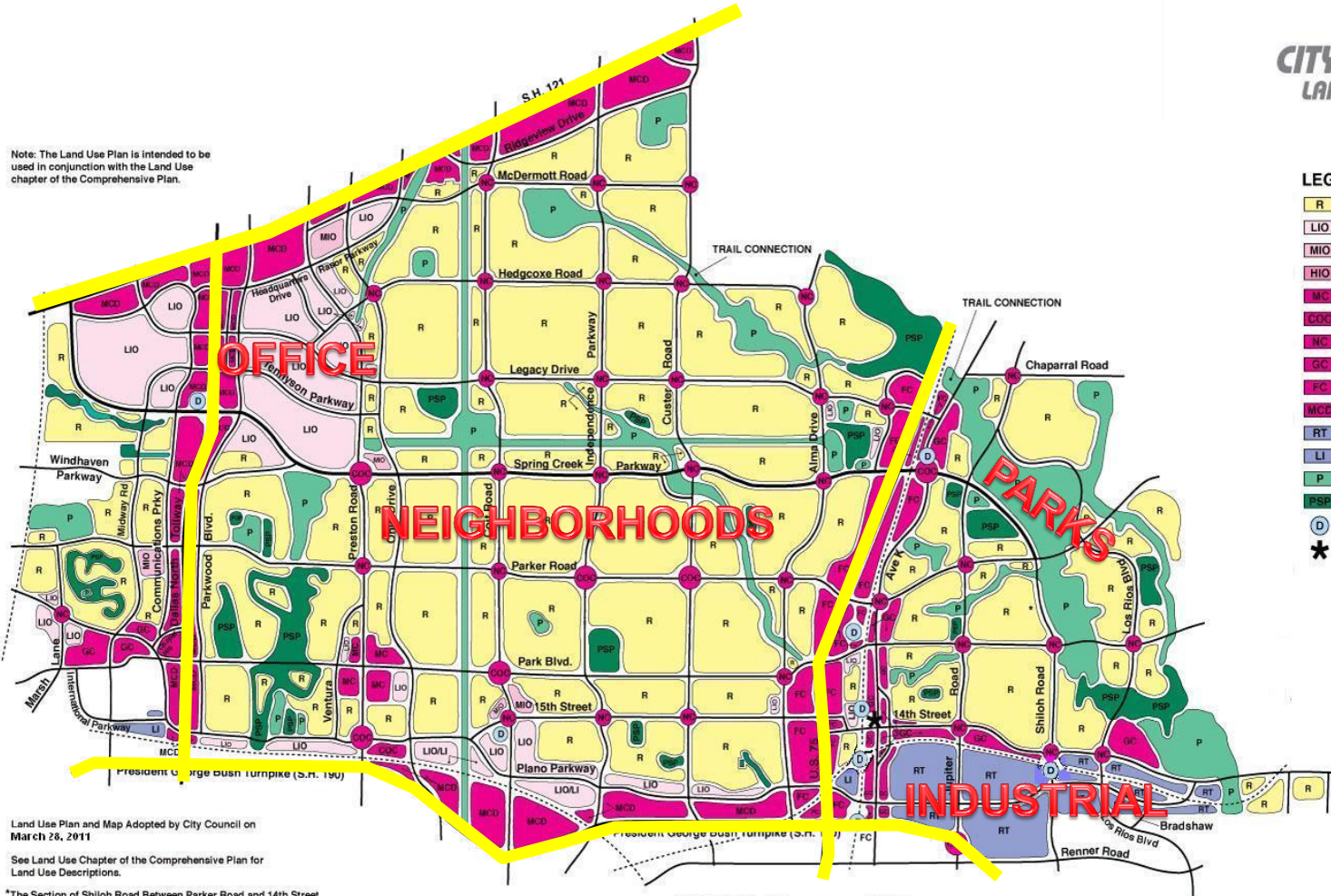
LAND USES

- Where should housing go?
- Where should shopping go?
- What is “mixed-use” and why is it popular?
- What about parks?
Libraries? Schools?

LAND USE PLAN MAP – CITY OF PLANO

CITY of PLANO
LAND USE PLAN

Note: The Land Use Plan is intended to be used in conjunction with the Land Use chapter of the Comprehensive Plan.



LEGEND

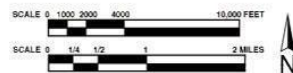
- R Residential
- LIO Low Intensity Office
- MIO Medium Intensity Office
- HIO High Intensity Office
- MC Major Commercial
- COC Community Commercial
- NC Neighborhood Commercial
- GC General Commercial
- FC Freeway Commercial
- MCD Major Corridor Development
- RT Research / Technology Center
- LI Light Industrial
- P Major Parks and Recreation
- PSP Major Public and Semi-Public
- D DART Facility
- * Business/Government Center (Historic Business District)

Land Use Plan and Map Adopted by City Council on **March 28, 2011**

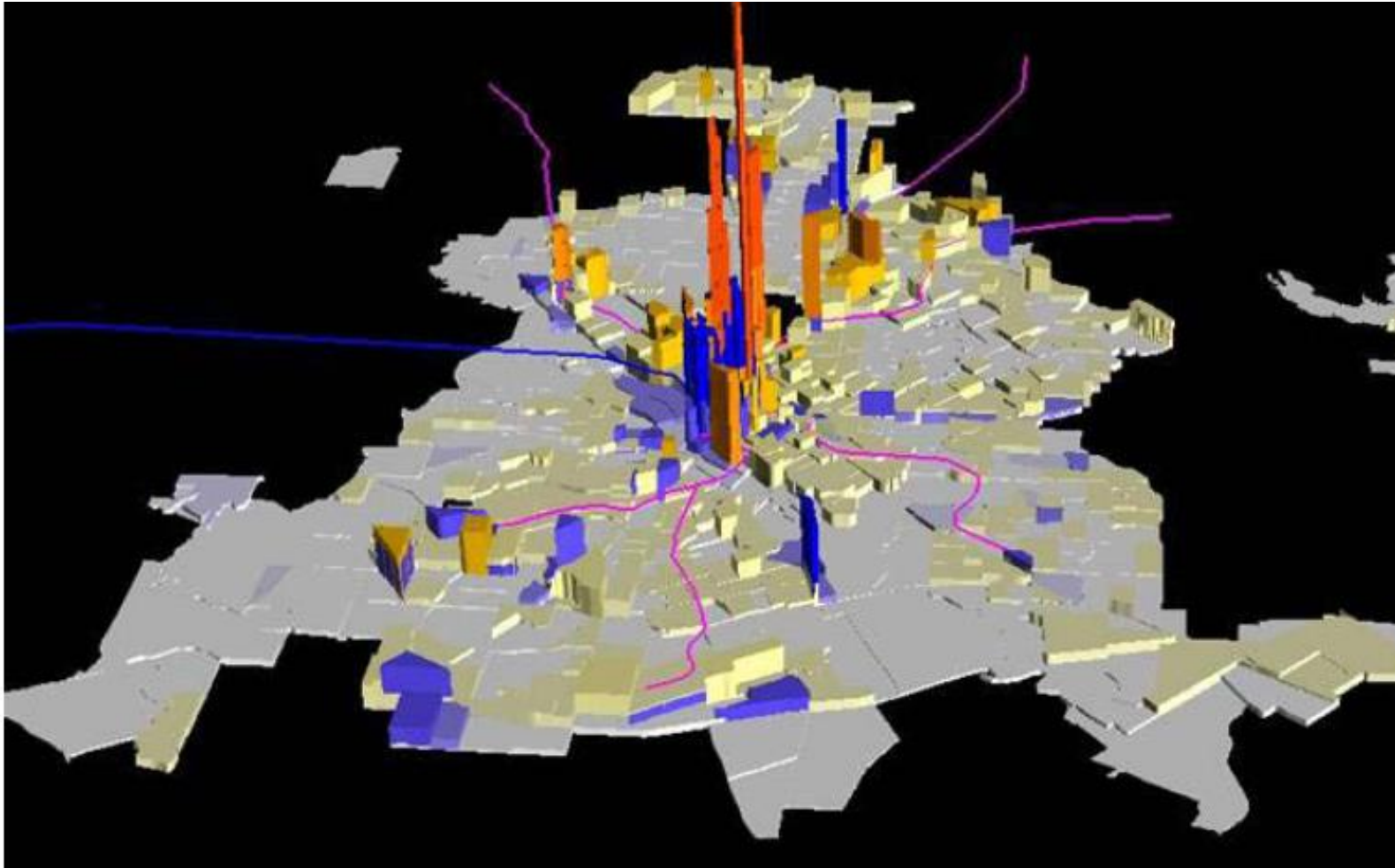
See Land Use Chapter of the Comprehensive Plan for Land Use Descriptions.

*The Section of Shiloh Road Between Parker Road and 14th Street is Subject to the Design and Development Phasing Plan Defined in Resolution Number 98-2-23(R).

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



LAND USE FORECAST – CITY OF DALLAS



LAND USES

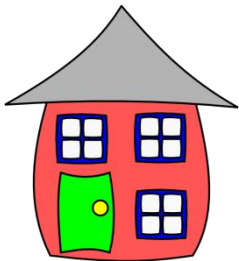
○ Housing



- High Density Housing (High Rise)
 - Typically located on highways and away from neighborhoods.
 - Takes up less land but has more demand on services (water, sewer, parks, roads, schools)



- Medium Density Housing (Midrise, Apartments)
 - Could be located on highways or in neighborhoods)



- Low Density Housing (Single Family)
 - Typically located in neighborhoods and away from highways.
 - Takes up more land but has less demand on services.



LAND USES

○ Commercial (Retail/Office)



- High Density Commercial (skyscraper office buildings)
 - Typically located on highways and away from neighborhoods.
 - Commute by vehicle, train, or bus



- Medium Density Commercial (big box grocery stores, regional malls)
 - Could be located on highways or in neighborhoods
 - Commute by vehicle, train, bus, or bike



- Low Density Commercial (Neighborhood amenities such as cafes, dry cleaners, dentist office)
 - Typically located in neighborhoods and away from highways.
 - Commute by walking or biking



LAND USES

○ Mixed Use Developments

- Mix of residential, office, and retail uses
- Outdoor cafés, wide sidewalks, street trees, benches
- Less dependent on car
- Can be located both on highways and within neighborhoods
- Popular among the Millennial and Baby Boomer Generations



LAND USES

- Parks, Schools, Libraries
 - Should be located within walking distance of neighborhoods
 - The higher density residential you have, the more schools, parks, and libraries you will need
 - These uses are the “heart” of your community





TRANSPORTATION

- What are the most commonly used transportation types?
- What transportation type is better for your community?
- If you could take one mode of transportation to school, which would it be and why?



COMMON TRANSPORTATION TYPES



- Light Rail, Commuter Rail, Subway

- Bus



- Trolley

- Car



- Bike

- Walking



HOUSING AND NEIGHBORHOODS



- Different Housing Types
- Connecting Neighborhoods to Places



SPECIAL HOUSING TYPES



- Senior Living/Retirement Homes



- Granny Flats



- Affordable Housing



CONNECTING NEIGHBORHOODS



- Sidewalk Connections
- Bicycle / Trail Connections





QUALITY OF LIFE

- Parks and Recreation
- Education
- Police and Fire
- Social Services



PARKS AND RECREATION TOPICS

○ Parks

- Skate parks, dog parks, splash parks, community gardens



○ Trails

- Provide connections between parks



○ Recreational Facilities

- Provide indoor recreation



○ Open Space Preserves

- Preserves open space and natural resources



EDUCATION



- Schools
 - One of the most important reasons people will move to your city
- Colleges
- Universities
- Libraries
 - Serve as education facilities as well as community gathering locations



COMMON POLICE AND FIRE QUESTIONS



- Where is the most crime in your city? Is there a police station nearby?



- Does your city have a jail? If not, where do your prisoners go?



- Where are your fire stations? Are they equally spread out around the city?



COMMON SOCIAL SERVICE QUESTIONS

- Do you have a homeless population in your city? Where do they sleep at night? Where do they go during the day?
- Does your city have a clinic or hospital that helps citizens who cannot afford medical visits?
- Are there any organizations that your city partners with to provide food and clothing for the people who need it?



SENSE OF COMMUNITY

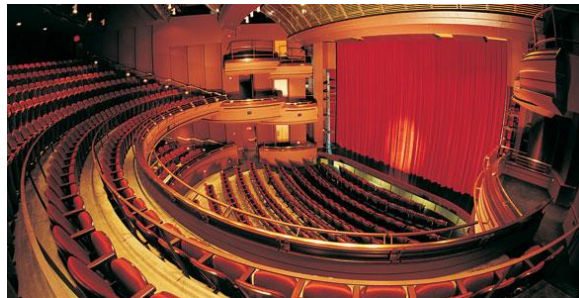
- Arts and Culture
- Historic Preservation



ARTS AND CULTURE

Do you have a event in your city that you go to every year? Why do you go to it? What do you like about it?

- Arts and Performing Arts Venues
- Public Art
- Cultural Festivals



HISTORIC PRESERVATION

Do you have any historic buildings in your city? What do you like about them? Do they tell a story of your city's past? Do you think it is important to keep historic buildings?



Downtown Plano



Downtown McKinney



ENVIRONMENTAL PLANNING

- Green Building Design
- Water Conservation
- Air Quality
- Renewable Energy
- Waste Reduction
- Urban Heat Islands
- Stormwater Management



ENVIRONMENTAL PLANNING

- Green Building Design
 - Green Building Codes
 - Green Roofs
 - Energy Efficient Appliances
- Water Conservation
 - Rainwater Harvesting
 - Rain Barrels
 - Drought Tolerant Landscaping
- Air Quality
 - Reducing Vehicle Emissions
 - Reducing Industrial Pollution

Energy Efficient House



Rain Barrels

Electric Vehicles



ENVIRONMENTAL PLANNING



Wind Turbines



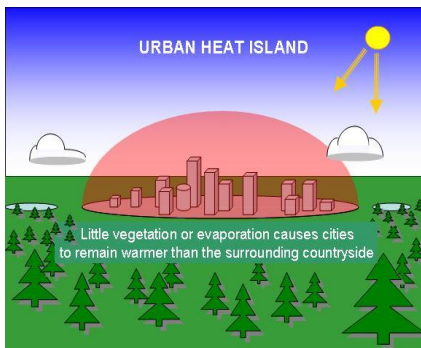
Compost



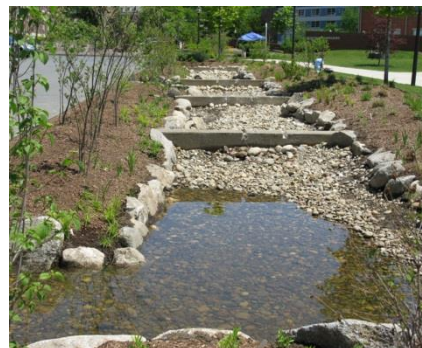
Solar



Green Pavers



Urban Heat Island



Stormwater Retention

○ Renewable Energy

- Wind, Solar, Geothermal, Bioenergy, Hydropower, Ocean Energy

○ Waste Reduction

- Recycling, Composting

○ Urban Heat Islands

- Heat generated from building roofs and concrete

○ Stormwater Management

- Managing water run-off from rain



ECONOMIC DEVELOPMENT

- Office
 - High Density Downtowns
 - Low Density Office Uses (Dentist)
- Retail
 - High Density Retail (Shopping Malls)
 - Low Density Retail (Shopping Strip)
- Entertainment



CITIZENS

- The Public
- Boards and Commissions
- City Council



MAJOR PLANNING TRENDS TODAY

○ *Bicycle (Bike Share)*



Bike Share Station



Bike Lane



Indoor Bike Storage with Shower Facilities

○ *Placemaking and Public Spaces*



Active Public Space – Dallas Klyde Warren Park



Active Public Space – Dallas Main Street Garden



MAJOR PLANNING TRENDS TODAY

- *Climate Change*



California Lake – Drought

- *Healthy Communities*



Outdoor Exercise Equipment

- *Environmental Planning*



Green Roof



URBAN AGRICULTURE

- Local Food (decrease “food-miles” associated with transportation)
- Healthy Initiative
- Affordable Food Option
- Decreases harmful rainwater runoff
- Assists in reducing the Urban Heat Island
- Challenges include land pricing, water availability, maintenance, and land contamination



QUESTIONS?

- Thank You and Good Luck!

