

FRAME/WORK

Creating a dynamic guide for Tuscaloosa

Comprehensive Plan & City Code Update
Steering Committee Meeting 7

May 1, 2019

Agenda

1. Discuss Draft Documents
2. Share Draft Future Land Use Map
3. Share existing conditions
4. Review next steps



Draft Documents

Goals and Principles

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Goals and Principles (Still a draft)

Updates in track changes include:

- Principle 1: Revitalization that includes change in character should be encouraged in appropriate places
- Principle 4: Infrastructure should support intended growth areas
- Principle 8: Conservation should not unduly increase the cost of development
- Principle 10: Development should support city's financial health and ability to provide services

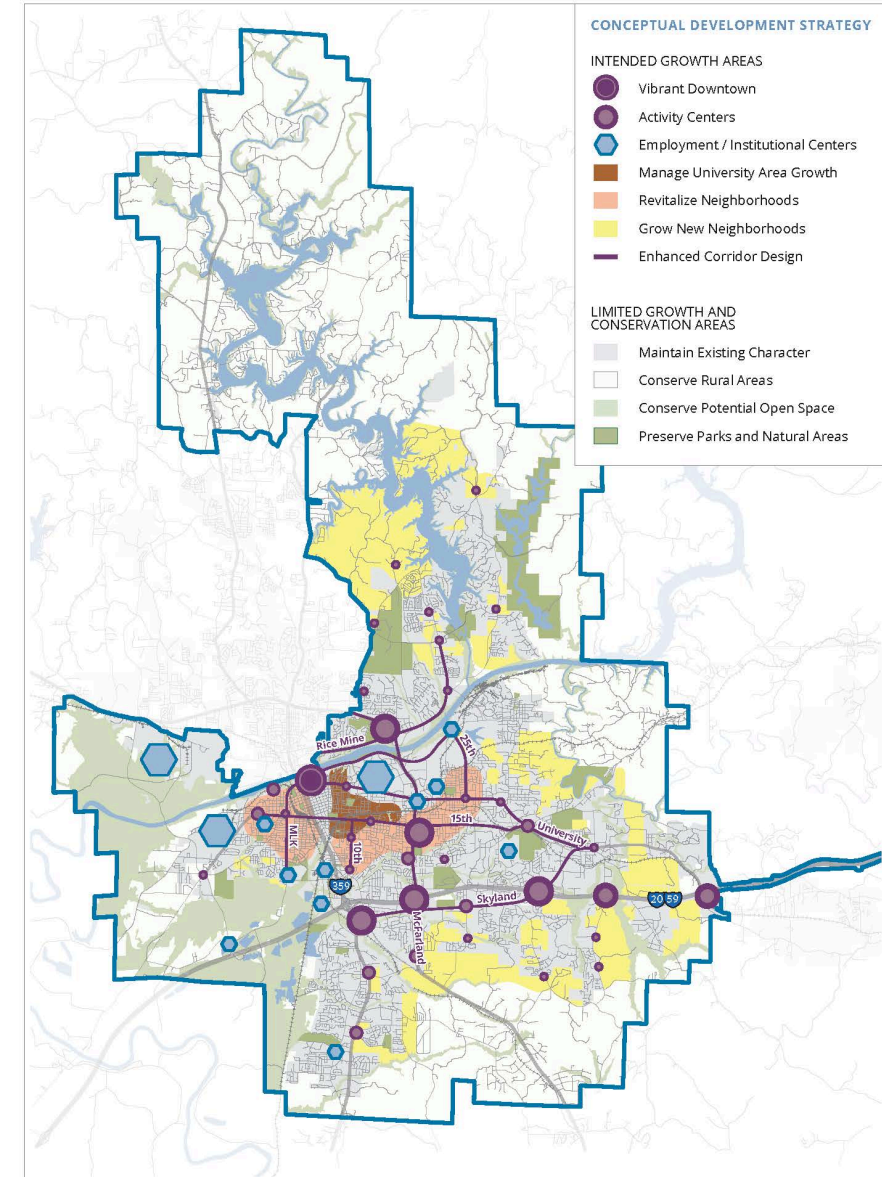
Specific ideas in committee comments

EXAMPLES

- Facilitate the rebranding of West Tuscaloosa as the Newtown Neighborhood
- Identify potential sites for a technology park or other locations for class office development
- Implement a phased expansion of the Riverwalk
- Streamline and modernize the zoning regulations

Conceptual Development Strategy (Map)

- High level depiction of principles, applied geographically
- Where growth should be encouraged
- Where growth should be limited



Defining Future Land Use

1. Description of character and intent
2. Photos (preferred examples)
3. List of appropriate uses
4. Physical attributes (to be defined)

DOWNTOWN CORE

The Downtown Core is the historic and civic heart of the city. Development includes both new and adaptively reused historic buildings that support a mix of employment, commercial, entertainment, civic and residential uses. Buildings frame attractive, pedestrian scale streets.

Intent

- Infill development on both large and small vacant lots
- Encourage mixed use development (residential or office above commercial)
- Reduce/consolidate surface parking (encourage shared parking)
- Retain historic character through adaptive reuse of existing buildings
- Improve connections and transitions to surrounding neighborhoods
- Promote walkability through small building setbacks, streetscape features and architectural design

Primary Uses

- Vertical mixed-use
- Office
- Commercial/Retail
- Civic/Institutional
- Hotel/Accommodation
- Multi-family residential

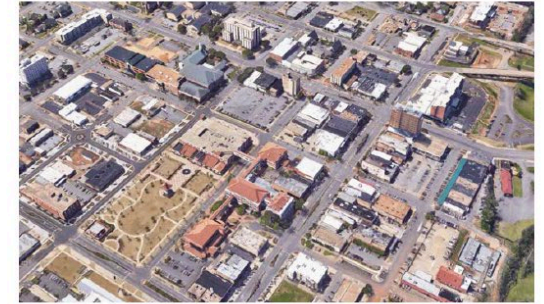
Secondary Uses

- Attached residential (townhomes)
- Small-lot single family residential
- Parks and open space

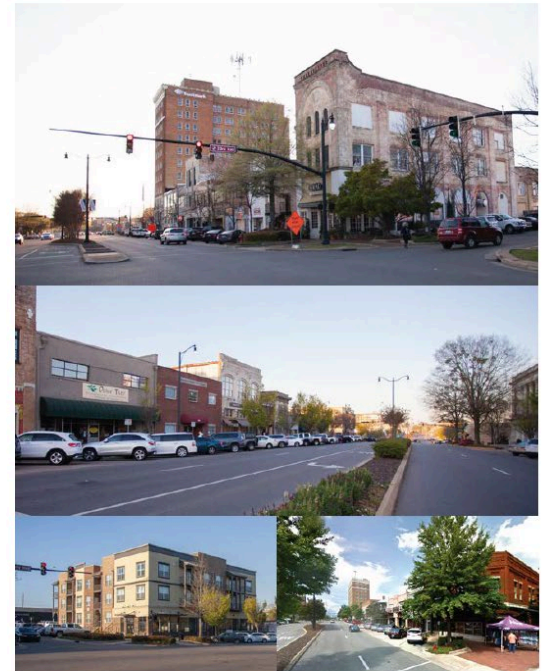
Building Blocks

Height Range	2-stories, minimum (xx feet)
Building Form	Set near the street and attached to adjacent buildings, with the exception of civic buildings, which may have varying building form and placement from surroundings.
Building Setback	0-15 feet (generally consistent within a block. Greater setbacks for civic or institutional uses are appropriate).
Streets	Gridded street pattern with short, walkable block lengths (around 300 feet)





Example Pattern





Example Character










Mixed Use Centers

-  Downtown Core
-  Downtown Edge
-  Campus Services
-  Mixed Activity Center
-  Riverfront Development


Commercial Centers

-  General Commercial
-  Neighborhood Commercial




Neighborhoods and Residential Areas

-  University Area
-  Core Neighborhood
-  Traditional Neighborhood
-  Traditional Neighborhood Attached
-  Residential, single family
-  Residential, multifamily
-  Lakeside Living

Institutional and Industrial Centers

-  Flex Employment Center
-  Industrial
-  University Campus
-  Civic / Institutional

Conservation Areas

-  Rural Edge / Conservation Development
-  Parks and Open Space
-  Potential Open Space



Transportation & Mobility

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A reminder

The Comprehensive Plan...

1. **Contains policies, projects and programs** to address community aspirations and opportunities
2. **Implemented over time** through capital improvements, development approvals, city budgets, departmental work programs, economic incentives, private development decisions, etc. (100 year horizon)
3. **Foundation of the city's regulations** (zoning and other ordinances) but the plan is not legally binding
4. **Marketing tool** that articulates community's vision and how the private sector can support that vision

Level Setting

- ❖ **Land use and mobility are connected.**
- ❖ **It's more than just the city.**
- ❖ **We're not starting from scratch.**
- ❖ **We need to seize the opportunity.**

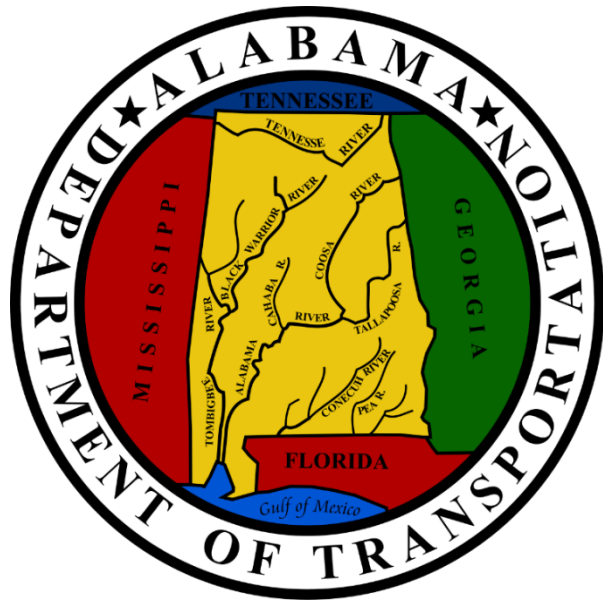


Land use and mobility are connected.

Mobility opportunities and priorities should be based in part on **local context**.

- ✓ Management of growth
- ✓ Strong neighborhoods
- ✓ Diverse housing choices
- ✓ Stewardship of natural resources
- ✓ A strong local economy
- ✓ A more complete transportation network
- ✓ Investment in Infrastructure
- ✓ Highly regarded community amenities
- ✓ An engaged and collaborative community

It's more than just the city.



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Tuscaloosa Area
Metropolitan Planning Organization

We're not starting from scratch.

- Good plans exists.
- Each plan serves a unique purpose.
- Each plan can play a role in Framework.

2045 Long-Range Transportation Plan

Alabama Statewide Transportation Plan

Tuscaloosa Area Bicycle and Pedestrian Plan

City of Tuscaloosa/University of Alabama Connectivity Study

City Walk Master Plan

Riverwalk Master Plan

Downtown Parking Task Force Report

The Strip Study

Area Specific Plans

Urban Forest Master Plan

We need to seize the opportunity.

- Focus on how mobility can contribute to vibrancy.
- Align mobility with broader community themes.
- Communicate local priorities, regardless of how change will occur.

Connecting...

Safe and smart transportation options that serve people of all ages and abilities, with strong connectivity and attractive options for public transportation, biking, and walking.

Framework | Transportation & Mobility

Three Components

- Major Streets Plan (Map and Matrix)
- Priority Catalyst Investments
- Programs & Policies

Street Typology Map

Street Types

A spin on traditional functional classification that better relates destinations served, surrounding future land uses, and how people travel along the corridor.

Interstate

Workhorse

City Connectors

Neighborhood Connectors

Local

Special



Consolidated Land Use Categories

Uses rollup categories from the Future Land Use and Character Map to designate places that share attributes of urban form and function.

Mixed Use Centers

Commercial Centers

Neighborhoods and Residential Areas

Institutional and Industrial Centers

Conservation Areas

Street Design Priority Matrix

- Helps guide difficult decisions when dealing with limited right-of-way
- Reveals priorities (high, medium, and low) for a variety of design characteristics
- Organized by street realm (Travelway, Pedestrian Zone, and Other)

Priority Catalyst Investments

Which projects will have the biggest impact on what's important to

Considerations

- Relationship to other projects.
- Need to advance the importance (whether locally administered or not).
- Ease of implementation (early success).
- Geographic distribution.
- Others?



Programs & Policies

How can we support our investment in infrastructure?

Intent

- Support project recommendations.
- Improve mobility.
- Educate and encourage.
- Connect with other programs & policies.

Example Categories

- Project Integration
- Design Guidelines
- Promotion & Awareness
- Monitoring & Assessment

Key Question | Transportation & Mobility

- What three priority catalyst investments should we emphasize? (Specific Projects or General Direction)

Examples...

- Major road improvements
- Intersections & Interchanges
- Bicycle Facilities
- Sidewalk Priorities
- Trails
- Transit Facilities
- Transit Service Expansion
- Gateways and Streetscapes

Map Future Land Use

Review and comment on large format working draft

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Map Future Land Use

1. Review the map. Focus on areas of interest to you.
2. Use a sticker dot to identify places that you think should be changed— number each dot (Briefly describe your comment on paper form)



Next Steps

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Next Steps

Next SC

- 1. June 5*
- 2. August 21*