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Creating a dynamic guide for Tuscaloosa

Comprehensive Plan & City Code Update
Steering Committee Meeting 9

August 21, 2019

Agenda

1. Process Update

- *Framework status*
- *City initiatives discussion*

2. Discuss Connecting Chapter

3. Discuss Living Chapter

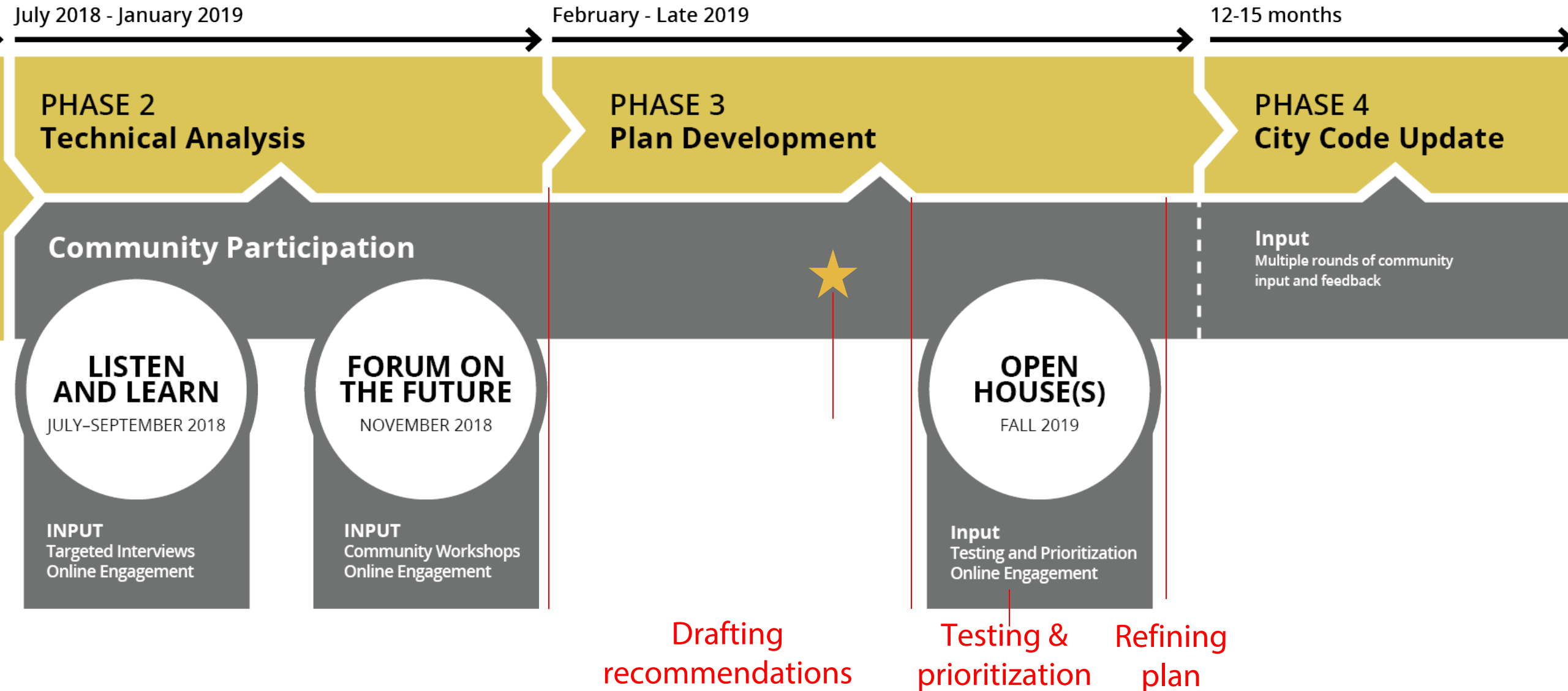


Process Update

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Schedule Overview and Milestones



Schedule updates

- **Public Open House pushed to Nov 6**
 - *Sharing and feedback on draft plan maps and recommendations, prioritization*
- **SC meeting added for October 16**
 - *Review new and updated material*
 - *Prepare for Open House*

Progress since June 5

- Draft of **Connecting** chapter (transportation)
- Draft of **Living** chapter (housing and neighborhoods)
- Updates to **Growing** chapter
 - *Future land use map (based on committee feedback)*
 - *Actions*
 - *Growth priorities and annexation*

Today

Discuss and affirm draft recommendations.

Consider:

- Can we get public feedback on these recommendations?
 - *Are the recommendations clear?*
 - *Are important ideas missing?*

Coming before October

- Draft of **Experiencing, Competing, and Achieving**
- Updates to **Growing** (Future Land Use Map)



City initiatives discussion

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Discuss Connecting

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Land use and mobility are connected.

Mobility decisions should consider **local context**.

Connecting should **support other plan elements**.

Growing | Living | Competing | Experiencing | Achieving

Goal + Five Objectives

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.

1. Create streets that balance mobility, accessibility, land use, and desired development character
2. Encourage and support efforts to increase bicycle and pedestrian connectivity
3. Expand and improve transit services and options
4. Improve downtown mobility and parking
5. Support initiatives and efforts that improve connectivity in the region

Framework | Connecting

I. Actions

16 strategies organized around the five objectives

II. Major Streets Plan

Map and matrix that links street type and local context with design priorities

Street Function + **Land Context** = **Design Preferences**

Actions

Includes policies, programs, and projects identified through previous plans, engagement activities, and staff and stakeholder input.

POLICIES include...

- Complete streets (co 1.1)
- Engineering and design standards for streets (co 1.3)

PROGRAMS include...

- Sidewalk repair program (co 2.3)
- Greenway wayfinding (co 2.5)

PROJECTS include...

- Transit service (co 3.1 & 3.2)
- University Blvd Streetscape (co 4.2)
- Black Warrior River crossing (co 5.4)

Priority Mobility Initiatives

Featured initiatives based on what's important in Tuscaloosa

Streetscape Improvement Program (co 1.3)

Sidewalk Repair/Expansion Program (co 2.3)

Multi-Use Paths (co 2.4)

Transit Service Expansion (co 3.1)

Downtown Parking (co 4.1)

Street Typology Map

Functional Classification

- Applies street classifications maintained and used by WARC and ALDOT.
- Allows the typology to remain up-to-date as streets are re-evaluated through traditional processes.

Interstate

Principal Arterial

Minor Arterial

Major/Minor Collector

Local



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 and University Centers

Commercial Centers

Neighborhoods and Residential Areas

Industrial Areas

Conservation Areas

Street Design Priority Matrix

- ❖ Serves as a reference and starting point for more detailed policies (e.g. City of Tuscaloosa Transportation Standards)
- ❖ Helps guide decisions when dealing with limited right-of-way
- ❖ Organized by street realm (Travelway, Pedestrian Zone, Other)
- ❖ Reveals priorities for a variety of design characteristics (high, medium, low)



Discuss Living

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Living | 5 objectives, 13 actions

Sources of recommendations:

- Housing Subcommittee
- 5-year Affordable Housing Study
- West Tuscaloosa Community Inventory
- Other past plans and studies

Living | Objectives

1. Protect existing neighborhood character and support appropriate development.
2. Stabilize and revitalize neighborhoods.
3. Promote housing diversity and affordability.
4. Address the needs of lower income households.
5. Create neighborhoods that serve community needs.

1. Protect existing neighborhood character and support appropriate development.

1.1 Update zoning and development standards to address neighborhood context.

1.2 Evaluate short-term rental regulations

1.3 Establish a procedure or conducting pre-application neighborhood meetings

1.4 Expand existing programs into a “good neighbor” initiative for college students living in neighborhoods

2. Stabilize and revitalize neighborhoods

2.1 Strengthen Property Maintenance (enforcement) Practices.

What else?

- Actions under objective 1 and 4 apply

3. Promote housing diversity and affordability

3.1 Remove barriers in the zoning code to duplexes, triplexes, and other forms of 'missing middle' housing.

3.2 Establish regulatory incentives for "affordable/workforce housing."

3.3 Establish pre-approved building plans

3.4 Establish a public-private workforce housing capital pool.

4. Address the needs of lower income households

4.1 Continue to implement collaborative affordable housing plans

4.2 Assist with the rehabilitation of older homes to maintain housing stock

4.3 Provide information to support renters

5. Create neighborhoods that serve community needs

5.1 Create development standards for new “complete” neighborhoods.

- Make neighborhoods with a well-connected street network and walkable blocks the standard pattern
- Refine the PUD process
- Evaluate open space provisions in proposals for new neighborhoods



Next Steps

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Next Meetings

1. October 16 – SC 10

- *Competing*
- *Experiencing*
- *Achieving*

November 6 – Open House



Thank You

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