

Central Bedford Development Plan Stakeholder Committee Minutes February 21, 2012

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Central Bedford Development Plan Stakeholder Committee met at 6:00 p.m. in the North and South Meeting Rooms of the Bedford Public Library on the 21st day of February, 2012 with the following members present:

Jim Story	Mayor
Chris Brown	Council Members
Ray Champney	
Roger Fisher	
Jim Griffin	
Roy Savage	
Roy W. Turner	
Bill Reese	Planning and Zoning Commission
Alicia McGlinchey	Cultural Commission
Geoff Graham	Chamber of Commerce
Tim Denker	Dunhill Partners
Bill Ridgway	Citizen-at-Large

constituting a quorum.

Others present included:

Beverly Griffith	City Manager
David Miller	Deputy City Manager
Michael Wells	City Secretary
Bill Syblon	Development Director
Mirenda McQuagge-Walden	Managing Director of Community Services
Kay Brown	Economic Development Analyst
Janet Tharp	Kimley-Horn and Associates
Rob Ray	Kimley-Horn and Associates
Drew Brauner	Kimley Horn and Associates
Dennis Wilson	Townscape

Absentees:

Jim Davisson	Planning and Zoning Commission
Marc Rhodes	Ft. Worth Community Credit Union
Trace Ledbetter	State National Insurance

CALL TO ORDER

Mayor Story called the meeting to order at 6:00 p.m.

NEW BUSINESS

1. Discussion regarding the planning process for the Central Bedford Development Zone.

Development Director Bill Syblon stated that for this project the City has brought on consultants, led by Kimley-Horn and Associates, who will take the Committee through the planning process for the Development Zone. He introduced Janet Tharp, the project manager and Dennis Wilson from

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Townscape. Also present from Kimley-Horn were Rob Ray and Drew Brauner.

Ms. Tharp reviewed the agenda for tonight's meeting as follows: 1) Review project process; 2) Regional context and analysis; 3) Visual Preference Survey; 4) Priority principles; and 5) Discussion. Kimley-Horn's overall approach starts with project initiation and management, which the first stakeholder committee meeting is part. Following this, there will be a public outreach and involvement plan, plan analysis, a redevelopment plan, an implementation plan and finally, public hearings and adoption.

She then presented more details on the steps involved in the process. The plan analysis looks at existing and future land use, to include property values and zoning. It also looks at transportation and connectivity issues. Overall, the plan analysis will look at all drivers in the area. In regards to retail demand, there will be an examination of market demand in Bedford and discussions on alternatives based on direction from the Committee. Plan design will involve design charrettes to visualize potential development and will include conceptual design standards. The charrette process starts with laying out some ideas and concepts. Afterwards, feedback will be received from the Committee and based on that, refinements will be made. There will then be a follow-up meeting where more detail will be presented.

Ms. Tharp then presented an initial analysis. Nationwide, the population is getting older and household size is getting smaller. This changes where people want to live and the types of development they desire. There are also fewer households with children. A 2011 survey shows that people want the ability to walk to places such as grocery stores, pharmacies, hospitals, cultural resources, etc. These demographic shifts mean that household sizes are declining; homeownership does not necessarily mean single family; and townhouses and multi-family units are important. Overall, variety is the key.

She then presented a summary of existing conditions in the City, including a map showing both the "study" area and the "influence" area. A summary of the census from 2000 and 2010 showed that the overall population growth in the City was flat, but that the number of households increased. This means that the size of households has shrunk. Housing statistics show that in the City 55% of housing is 1-unit detached, compared to 64% in the DFW area and 66% statewide. Looking at when housing structures were built shows that there are very few new complexes in Bedford. There are many aging large units that will need to be addressed. 44% of structures are renter-occupied in the City, compared to 37% in the DFW area and 35% statewide. In regards to preference demand versus supply, surveys show that 38% of respondents prefer attached housing while there is a supply of 28%; 37% prefer small lot compared to a supply of 29%; and 25% prefer large lot compared to a supply of 43%.

Ms. Tharp then presented maps of the City showing property lines, the floodway and floodplain, contours, zoning and land use, and ownership.

Dennis Wilson of Townscape presented information which shows that the City is well-connected to major destinations. His analysis will look at the information collected by Kimley-Horn, to include identifying properties that the City owns, other properties that could be in play including medical and senior facilities, key entry points including Central Drive and Bedford Road, and key intersections.

Ms. Tharp stated that there are some mixed-use developments in the region but there was nothing in the central area where Bedford is located. She discussed breaking down big blocks of property so that it would make it easier for people to walk and easier for developers to put things in. Individual projects need to be identified that would fit into the zone to create a great place and that would be good for the next 100 years.

Rob Ray from Kimley-Horn conducted a visual preference survey with the Committee to determine the look, size, scale and types of development they want to see. He presented a series of 35 pictures and the Committee voted on each picture from a scale of 1-10, with 1 being the lowest and 10 being the highest. The categories of pictures and the average vote are listed below. The pictures are available for review in the City Secretary's Office.

Commercial Development

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Image 1 – 5.1 Image 2 – 3.8 Image 3 – 5.2 Image 4 – 5.1 Image 5 – 3.8 Image 6 – 7.5
Image 7 – 6.9

Mixed-Use – where there may be a different use on the main floor than on the second or third floors

Image 8 – 5.8 Image 9 – 7.5 Image 10 – 6.7 Image 11 – 6.1 Image 12 – 6.1 Image 13 – 7.1

Live-Work Units – Similar to Mixed-Use but people live next to where they work

Image 14 – 4.7 Image 15 – 5.0

Residential

Image 16 – 4.9 Image 17 – 5.1 Image 18 – 6.3 Image 19 – 5.5 Image 20 – 4.2 Image 21 – 5.8
Image 22 – 6.2 Image 23 – 6.1 Image 24 – 4.8 Image 25 – 6.1 Image 26 – 4.3 Image 27 – 6.5
Image 28 – 5.1 Image 29 – 4.9

Streetscapes

Image 30 – 6.8 Image 31 – 7.9 Image 32 – 7.1 Image 33 – 6.7 Image 34 – 5.7 Image 35 – 7.7

The Committee then prioritized key issues. The categories and the Committee's top priorities in each category are listed below.

Best Economic Assets to Draw On

- The location and availability of City-owned property
- Restaurants

Types of Desired Development

- Destination atmosphere
- Mixed-use

Biggest Goals and Hopes for the Planning Process

- Development supported by all residents that people will return to over and over
- An aggressive plan that is grounded in reality
- A plan that captures Bedford's community spirit, quality of life and community pride.

Long Term Dreams

- A destination that residents and visitors enjoy coming to – with entertainment, culture and places to eat
- A thriving mixed-use center where people can live, work, shop and recreate
- Forward design and buildings – something that will hold its value through the years

Two additions to the listed priorities were tax incentives and public-private partnerships. There was also discussion regarding a municipal complex, which included relocating City Hall to an area that is underutilized and incorporating the complex into the Zone.

ADJOURNMENT

Mayor Story adjourned the meeting at 7:44 p.m.

Jim Griffin, Mayor

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ATTEST:

Michael Wells, City Secretary