

2023 Tax Credit Cycle

DEVELOPER MEETING

- Maps Online
- Arlington Entitlement Approval Process
- Target Timeline for Rezoning Process
- Common Compliance Issues
- Comprehensive Plan and Other Plans

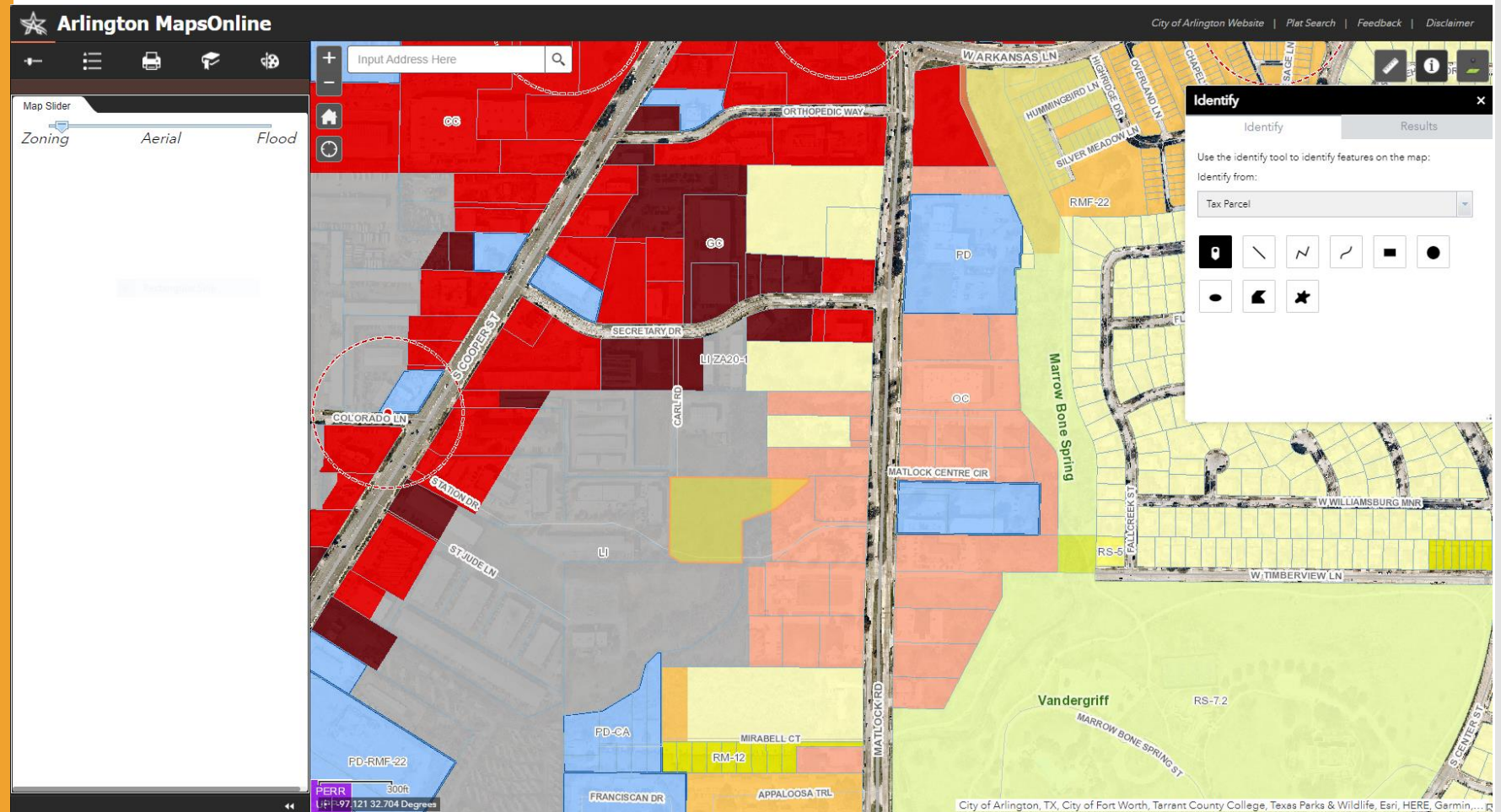
Arlington Maps Online

Tax Parcel

Zoning

Floodplain

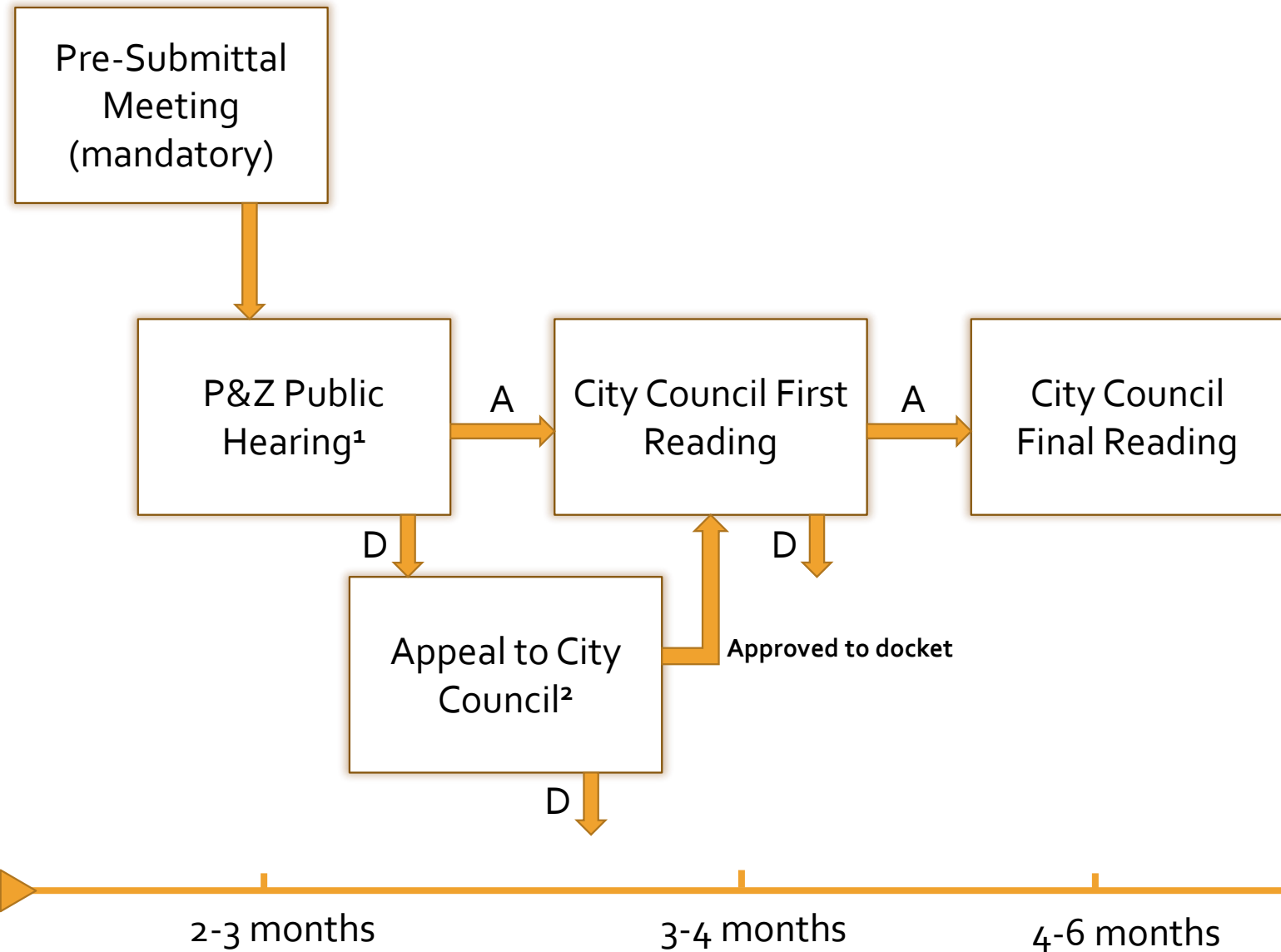
Gas Wells



Entitlement Process

Meet with Planning Commissioners

Meet with Council Members



¹ Add 2-4 weeks if continued ² Add one month if appealed

Target Timeline for Rezoning

2023 Planning and Development Services Calendar

P&Z*
 ZBA*
 CC*
 CC Break
 City Holidays

H DST Daylight Savings Time

JANUARY							FEBRUARY							MARCH							APRIL						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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MAY							JUNE							JULY							AUGUST						
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SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
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Common Compliance Issues

There is a strong policy preference to approve multi-family, which results in redevelopment of a Greyfield site.

Delay or disapproval of a rezoning application may result from:

- Failure to conduct neighborhood outreach
- Unresolved questions on the Traffic Impact Analysis
- Not meeting the covered / garaged parking requirements
- Skimping on the aesthetics or amenities (real examples)
- Rezoning commercial property

Comprehensive Plan and Other Plans

99 SQUARE MILES: A VISION FOR ARLINGTON'S FUTURE

20-30 year horizon, updated every 10 years

PRIMARY GOALS OF THE COMPREHENSIVE PLAN



VALUE OUR
NEIGHBORHOODS



GROW OUR BUSINESSES
(ECONOMIC DEVELOPMENT)



DEVELOP OUR LAND
(GROWTH & DEVELOPMENT)



GET AROUND
(TRANSPORTATION)



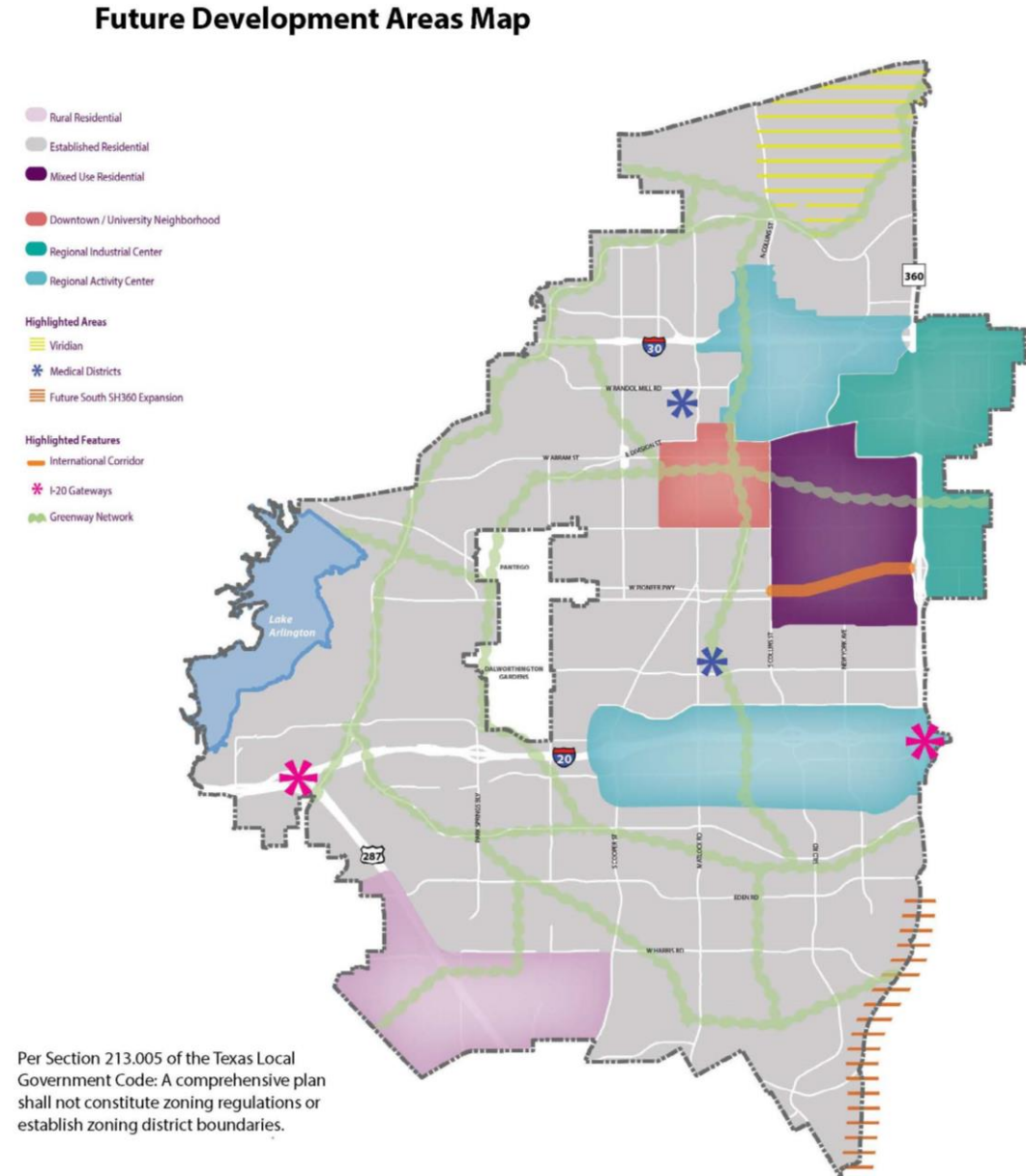
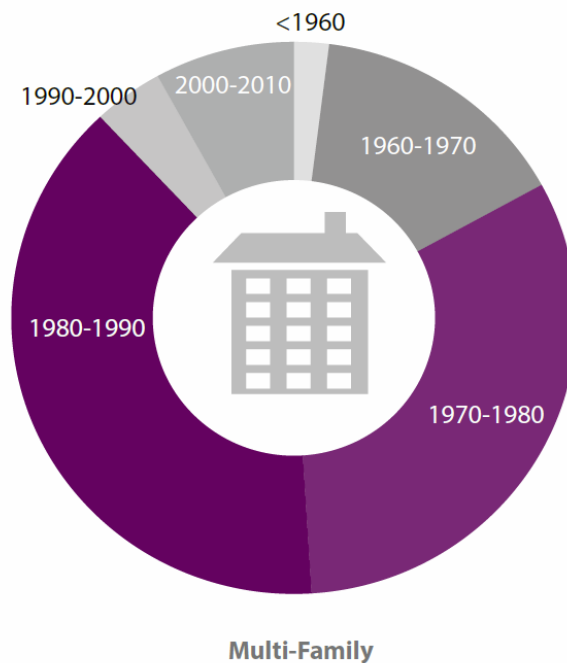
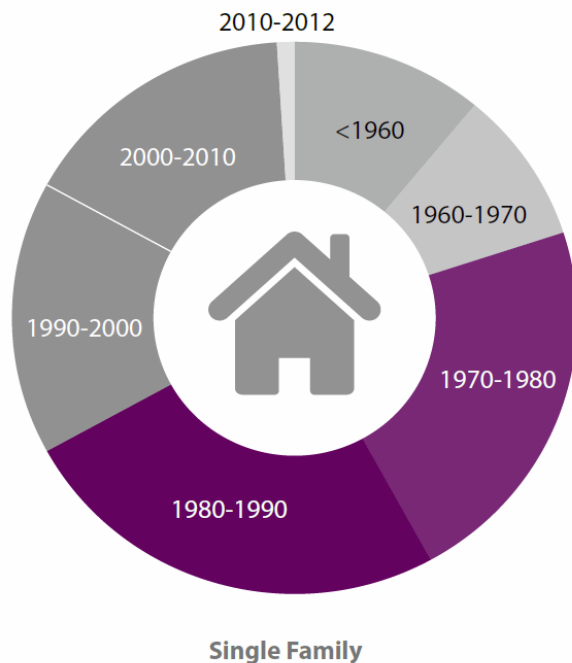
PROTECT OUR RESOURCES
(ENVIRONMENT)

Primary Goal	Plan	Year Adopted	Update Timeline
✓	Neighborhood Plans	2008-2018 (8 plans)	As needed
✓	Historic Preservation Plan	2010	15-20 years
✓	Hike & Bike Plan	2011	10 years
✓	Lake Arlington Master Plan	2011	15-20 years
✓	Discover Division Corridor Strategy	2012	As needed
✓	New York Avenue Corridor Strategy	2013	As needed
✓	Airport Development Plan	2014	10 years
✓	Economic Development Strategy	2014	5-10 years
✓	Focus 287 Plan	2016	As needed
✓	Thoroughfare Development Plan	2017	5 years
✓	Collins and Pioneer Design Guidelines	2018	As needed
✓	Downtown Master Plan	2018	10 years
✓	HUD 5-year Consolidated Plan	2020	5 years
✓	Parks Master Plans	Various	3-5 years
✓	Parks, Recreation, Open Space Plan	In progress	10 years
✓	Comprehensive Stormwater Management Plan	In progress	10 years

99 Square Miles – The Comprehensive Plan

Guiding Principles:

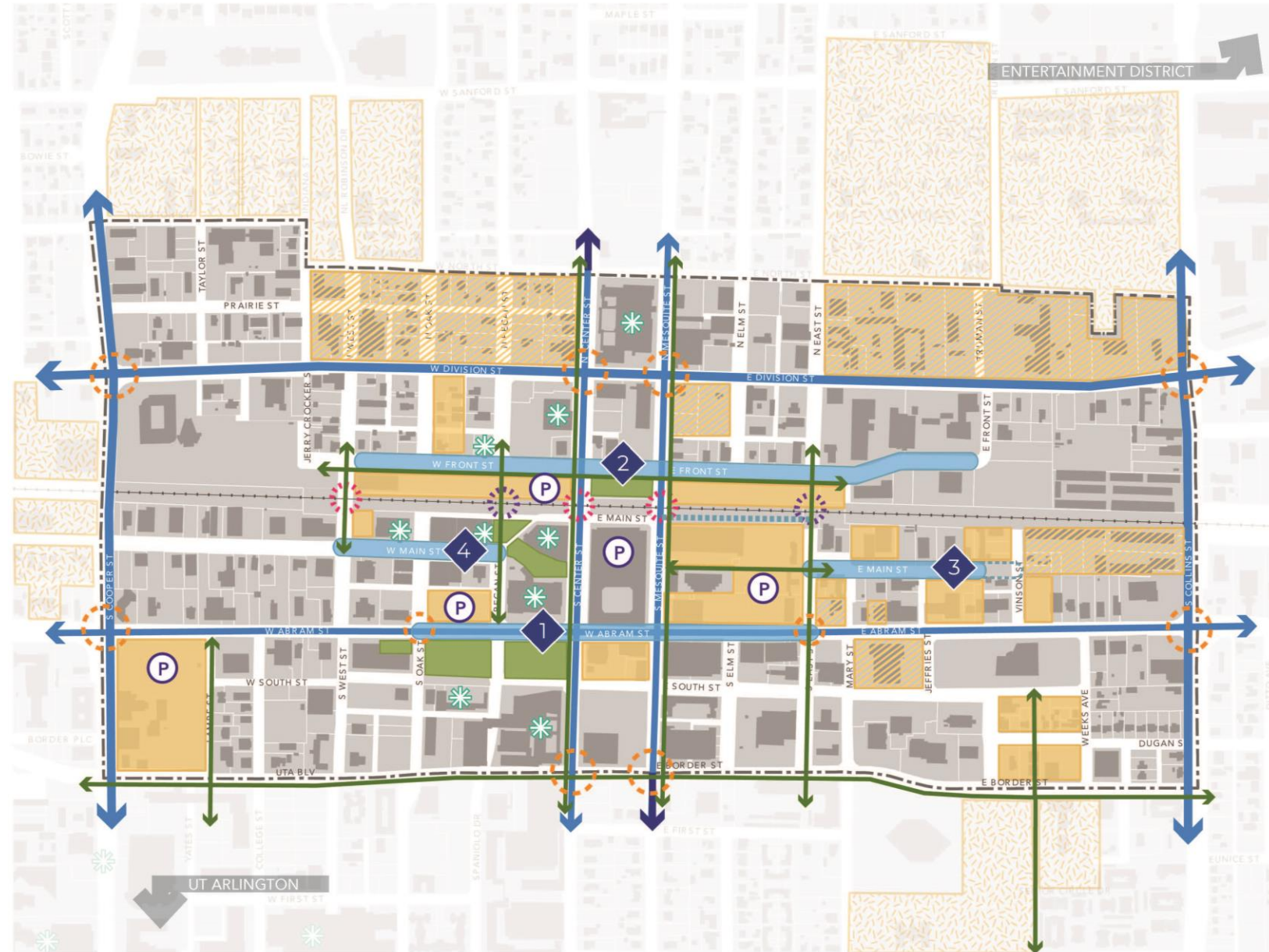
- *Build on our Assets*
- *Diversity*
- *Choice*
- *Connectivity*
- *Engagement*



Arlington Downtown Master Plan

Vision:

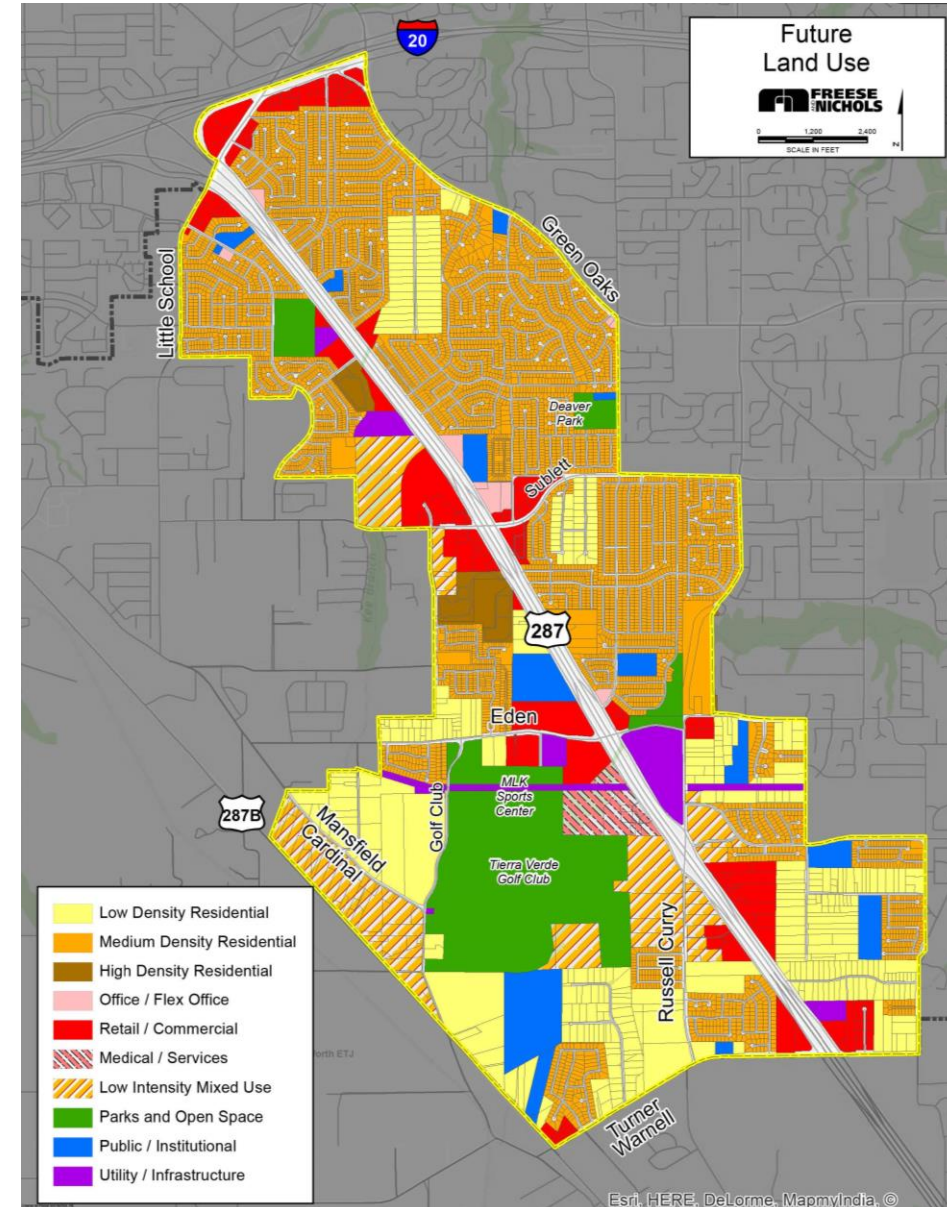
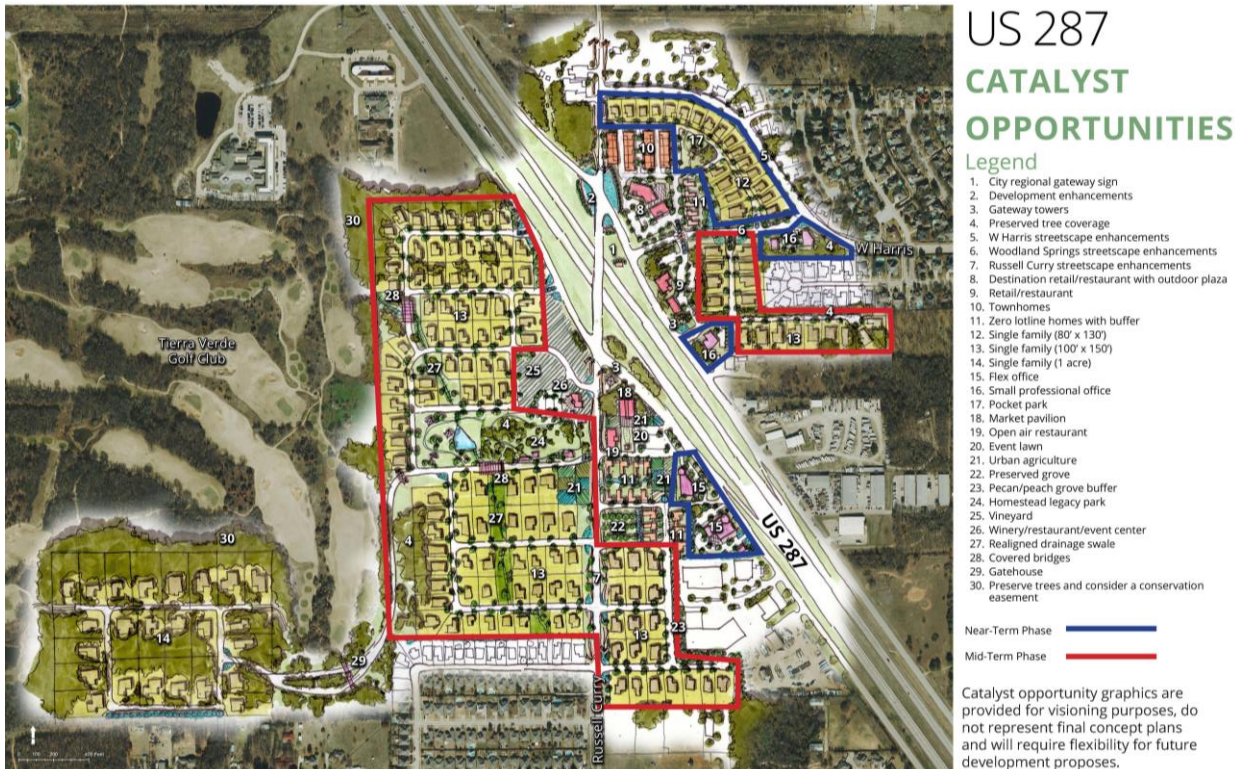
Downtown Arlington is the place where people can start, build, and cultivate their American Dream.



Focus 287: US 287 Corridor Strategic Plan

Vision:

The US 287 Corridor will be characterized by its land uses, enhanced mobility, local and regional identity, and open space and recreational amenities.

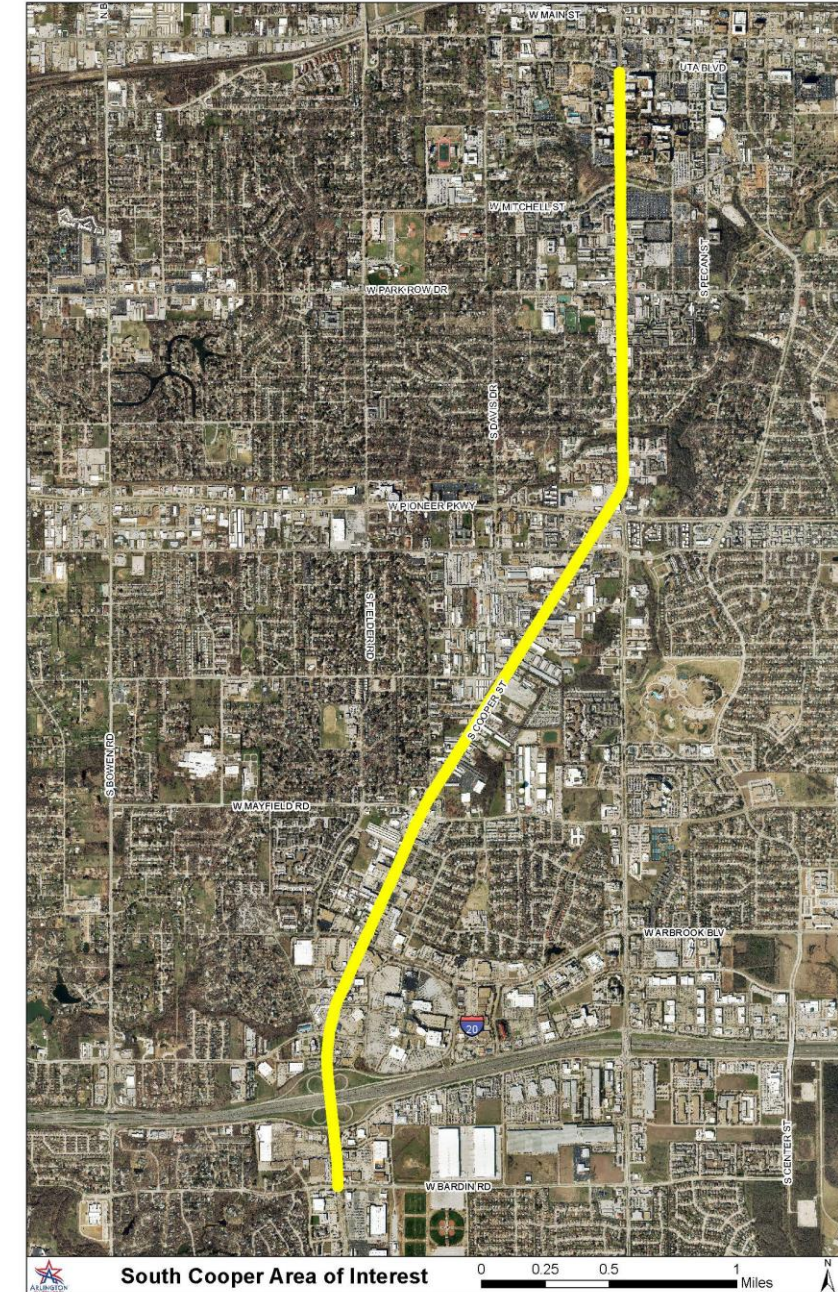
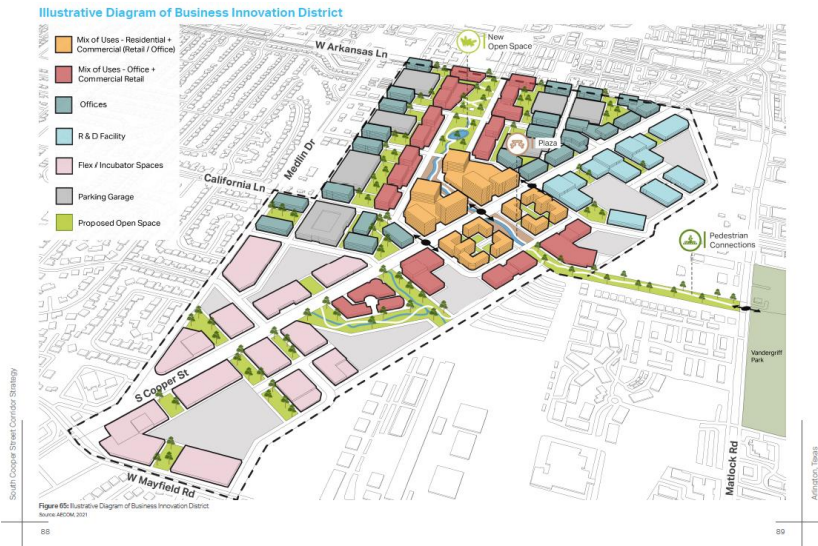


South Cooper Street Corridor Strategy

Vision:

South Cooper Street is a community connector within the City of Arlington where people can think, work, and play. The corridor is regionally significant with strong economic anchors in the University of Texas at Arlington and the Parks Mall and is a small business generator. Cooper Street is an active, attractive, and safe environment for all.

Cooper Street delivers innovation in education, research, healthcare, housing, and economic development that provides opportunities to enhance the local community. The corridor provides vibrant and walkable commerce and experiences. Cooper Street is a major thoroughfare that is safe for pedestrians and efficiently moves vehicles using smart technology.



SH 360 Corridor Development Strategy

The overarching guiding principles for the South SH 360 Corridor Development Strategy are:

- » *Improving Affordability and Livability;*
- » *Enhancing Community Capacity and Engagement, and*
- » *Improving Access to Goods and Services.*

Community Feedback

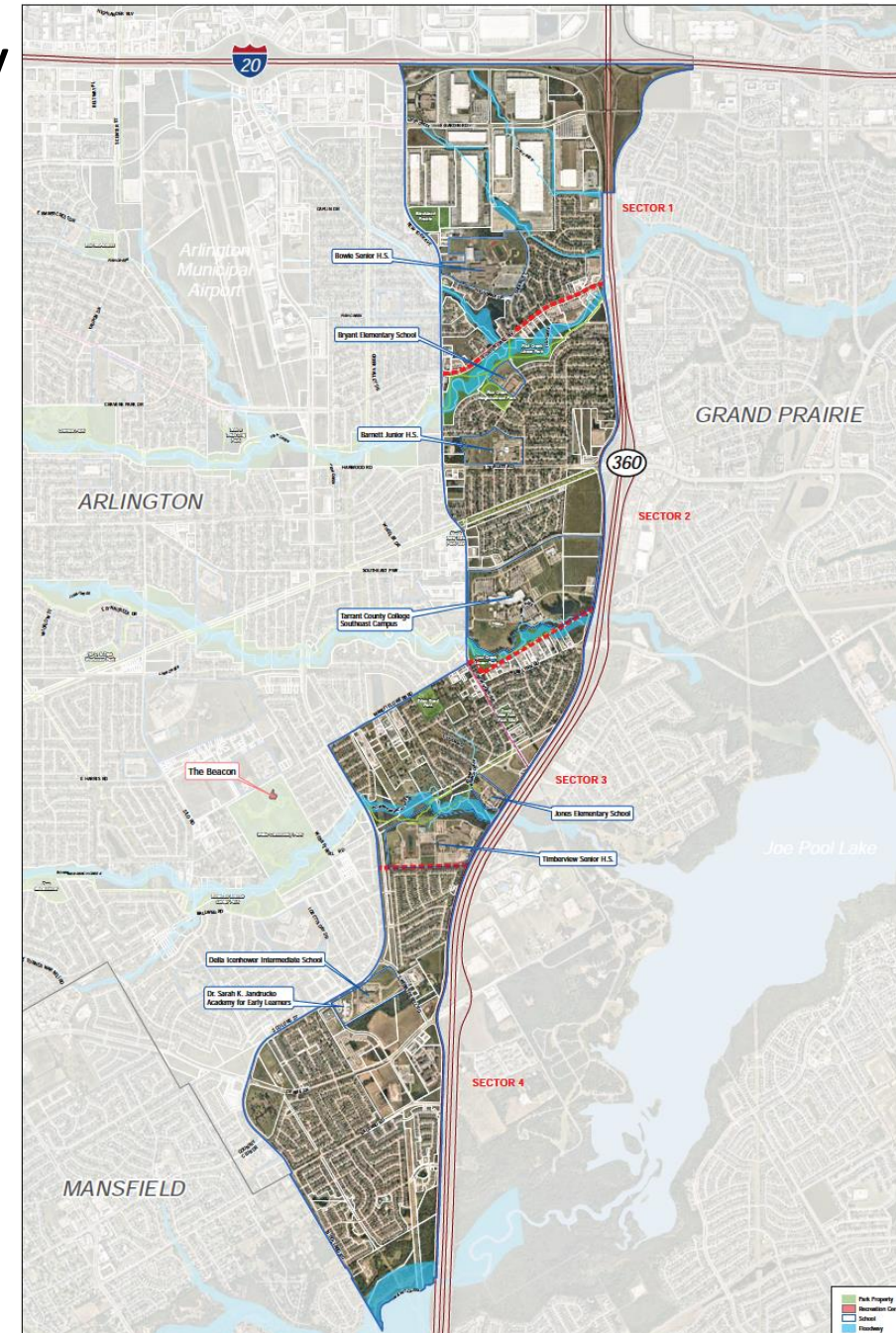
- » There is a lack of diversity in housing inventory that is attainable at all income levels.

Strategy

- » Where appropriate, encourage development of single-family rent-to-own and other diverse housing types that are compatible with existing neighborhoods within the Corridor.
- » Explore options to partner with non-profit housing developers to produce appropriate infill housing options.

Adopted Policy Alignment

- » Comprehensive Plan: Encourage the development of housing choices that meet the needs of current and emerging populations including singles, couples, small and large families, empty nesters, and seniors (pg. 63).
- » Unity Council Report: Encourage development of proximate housing that varies by affordability and type with access to services throughout the City (pg. 67).



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