Meeting Agenda

1. Project Outline

2. What We Heard / Existing Conditions

3. What We Observed

4. What We Recommend
Comprehensive Plan

- Response to Tyler 21
- UT Tyler is a significant area
- Growing enrollment
- Potential expansion

How This Study Relates

- **Connect People** To One Another
- Promote **Balanced Growth**
- Protect And Enhance **Open Space, Parks and Trees** In a Connected Network For Recreation And A Healthy Environment
- Provide **Transportation Options**
- Preserve, Enhance And Communicate **Tyler’s Historic Heritage**
- Cultivate An Environment Friendly to **Business And Tyler’s Medical And Educational Institutions**
- Maintain And Enhance Our **Strong Community** And **Regional Partnerships**
Purpose of Project

- Focus on Specific Area of Tyler 21 Comprehensive Plan

- Create UT Tyler Area Development Plan

- Look at Opportunities in land use, transportation and aesthetics; Vision

- Look how the City and the University can Work Together

Project Review

[Map showing area of focus]
Project Review

- 2,875 Total Acres (356 Acres in ETJ)
- 4.5 Total Square Miles
- UTT
  - 6,200 Students
- 800 Students on campus

What We Heard
What We Heard

• Land-locked
• Surrounding community uses campus
• Desire park like atmosphere
• Desire student housing projects
• Activities within walking distance
• Opportunity for mixed-use
• Desire UT Tyler identity/ district

Key Points from UT Tyler

• University district
• No multi-family at entrance to the Woods Subdivision
• More apartments to discourage students from live in neighborhoods
• Rezone areas to protect neighborhoods
• Area is not student friendly
• Desire college feel around campus
What We Heard  Key Points from Community

- Retirement community
- Desire restaurants and retail within walking distance
- Desire book store or coffee shop or similar business with link to UT Tyler
- Would prefer design standards
- Need student housing options
- Support mixed use style development

- Lazy Creek intersection is problem
- Congestion problems with events
- Desire sidewalks around campus and to new Extend Old Omen Road improvements to campus entrance
- Do not see a relationship with surrounding neighborhoods
- District standards

Existing Conditions

A Natural Beauty
1. Main campus; 210 AC.
2. UTT parcels
3. UTT parcel
4. Graduate Nursing and Ornelas Activity Center
5. UTT signage
6. UTT signage
7. Main entrance
8. UTT entrance and signage
9. UTT entrance and signage
10. University Service Center
11. Existing UTT road sign
12. Existing UTT road sign
Existing Zoning

Residential:
- R-1A
- R-1B
- R-2
- R-MF
- P-MF
- PUR-Planned Unit

Commercial:
- C-1
- C-2
- PMXD-1
- PCD

Industrial:
- M-1

Other:
- AG
- INT-Institutional
- RPO-Restricted Professional Office

Transportation

Tyler Master Street Plan
Aerial interpretations
Tyler 21
2009 Regional Trail Plan
What We Observed
Land Uses

A Natural Beauty

21

Zoning

• Mostly RES.
• Less than 5% PMXD or Commercial
• No district
• No Institutional
• R-MF (6 %)
• R-MF locations?
Architecture and District

Environmental/ Aesthetics

A Natural Beauty
Existing Neighborhoods

A Natural Beauty

UT Tyler

A Natural Beauty
What We Recommend

A Natural Beauty

Vision

- University Woods District
- Retail, restaurants, mixed-use
- Residential options for academic society – students to retirees
- Student housing variety
- Transportation enhancements
- Pedestrian friendly
- Park-like atmosphere
- Protection of neighborhoods
Old Omen Road, North

Old Omen Road, South

North Old Omen Road
Old Omen Road, North to UT Tyler entrance

Modern Roundabout
A Natural Beauty
Environmental/ Aesthetic Enhancements

- Provide additional pocket parks
- Preserve/promote open space as amenity
- UT Tyler serve as recreation center

Create University Woods District

A Natural Beauty
Identifiable District Brand

A Natural Beauty

[Images of outdoor furniture, waste bins, and street lights]

Identifiable District Brand

A Natural Beauty

[Diagram of a park entrance with "UNIVERSITY WOODS" and silhouettes of people and trees]
Identifiable District Brand

A Natural Beauty
Create design guidelines

- Architecture
- Heights
- Materials
- Forms
- Facade requirements
- Articulations
- Pedestrian Scale
- Landscape standards
Create design guidelines

Summary of Recommendation

Land Use

• Provide UT Tyler expansion areas.
• Embrace mixed-use developments in appropriate areas.
• Encourage commercial development and redevelopment opportunities.
• Provide new student housing opportunities.
• Protect established neighborhoods from commercial and University encroachments.
• Create additional housing developments.
• Expand and promote a retirement community near UT Tyler.
Summary of Recommendation

Zoning

• Support future zoning actions that promote the ADP recommendations and master plan.
• Create an overlay zone.

Summary of Recommendation

Transportation/ Pedestrian Connections

• Improve University Boulevard enhancements.
• Improve Old Omen Road enhancements.
• Realign Patriot Avenue or Lazy Creek Drive.
• Ensure future roadways meet the needs of the UT Tyler area.
• Improve pedestrian circulation around UT Tyler.
• Provide better bus service to UT Tyler.
Summary of Recommendation

Environmental/ Aesthetic Enhancements

• Provide additional parks associated with new developments.
• Preserve existing open space and vegetation.
• Create the University Woods District.
• Provide an identifiable district brand.
• Create district design guidelines as part of overlay zone.
• UT Tyler, City of Tyler, stakeholders and neighborhoods should take collective responsibility for implementation.

Next Step
Next Step

- Report
- City Council
- Implementation Plan
- Community Effort
  - UT Tyler
  - City of Tyler
  - Developers
  - Businesses
  - Residents

COMMENTS OR QUESTIONS
University Boulevard