



**STRENGTH - STRATEGIC - TENACITY**

## **CITY OF MARLIN HORIZON 2030 COMPREHENSIVE IMPROVEMENT PLAN**

### **Introduction**

There have been several historical Comprehensive Plans for The City of Marlin, this current document is to be viewed as a living breathing document rooted in the vision of its predecessor "Marlin Vision 2020." The "Horizon 2030" Comprehensive Improvement Plan prepared by the City of Marlin Executive Management Team and its citizens. The "Horizon 2030" Comprehensive Improvement Plan, is concentrated on further improvements to city infrastructure and the City's role in its economic, urban and rural development, local job creation and family dwellings sustainability. The current "Vision 2020" Plan is nearing its peak with some goals and visions yet to be reached. The "Horizon 2030" Comprehensive Improvement Plan lays out an achievable action plan that's truly focused on creating "A New Regional and Statewide Image of "Marlin, Texas" by revitalizing its downtown, utilizing its natural resources, and redeveloping the city and its city limit corridors. This comprehensive plan emphasizes what's needed to build on the "new image of Marlin" and a continued emphasis on commitment and physical management. This will be a plan reflective of a diverse community that seeks to improve the quality of life for all citizens;

preserve Marlin's unique character and natural resources; promote workforce readiness, and excellence in education through economic development and orderly growth.

### **Guiding Principle**

Our guiding principle of this City plan is sustainable development and growth. Growth and sustainable development consists of development that meets or supersedes the needs of the present community without compromising the ability of future generations to meet their own needs. This plan includes an emphasis on economics, cultural and historical relevance, this plan endeavors to blend a quality relationship between the

physical, economic and cultural environments. Recognizing this relationship will allow Marlin a blueprints to develop in a manner that will complement the current level of commitment to the citizens and help reduce the number of persons living in or near poverty through strategies developed through sound governance, management, and initiatives. This plan will strive to develop and implement comprehensive sustainable strategies to reduce poverty through initiatives in the economic, tourism, educational and health sectors. The "Horizon 2030 Comprehensive Improvement Plan" does not propose to duplicate the "Vision 2020" plan, but rather to be a plan that is bolder in its development of an environment that will facilitate the implementation of these strategies.

### **Goals and Objectives**

The goals and objectives in this action plan reflects the guiding principle of the city executive leadership team plan to create and build an environment that will contribute to economic, cultural and environmental sustainability of Marlin and its extraterritorial jurisdiction (ETJ). Together these goals provide a vision that will guide the City in setting objectives, establishing polices and developing strategies that will shape Marlin's future. The objectives provide guidance that will move the City toward the realization of these goals. Rather than conducting a visioning and goal setting process specifically for The City Plan, these goals and objectives were drafted by beginning with those included in the Marlin Vision Plan 2020 and incorporating the goals and objectives from previous planning visions. The planning process will involve extensive public participation, as did the drafting of The City Horizon 2030 Comprehensive Improvement Plan. This process ensures that these goals and objectives reflect the views of the community, and truly represents a shared vision for our city's future. We are committed to stimulating an investment in sustainable development while providing employment opportunities at all skill levels through fully engaging the region's human, educational and financial resources. The Horizon 2030 Comprehensive Improvement Plan - aka the Horizon 2030 Plan looks at creative ways to provide quality housing, improve neighborhoods and community facilities and services to attract and retain business and industry. Encourage and develop employment opportunities for all segments of Marlin's population. Increase educational opportunities for all citizens through the utilization of continuing education; work-study programs; youth summer-job programs financial assistance; general educational development (GED) programs; customized training; and weekday and weekend curricula through surrounding colleges and universities. Implement an employer driven workplace readiness skills training program. Ensure that local economic development efforts take into consideration the long term availability of water, both

locally and regionally. Develop new recreational, cultural and tourism opportunities in the form of attractions and events that will enhance Marlin's small urban but country style appeal as a destination for visitors, residents and businesses. Re-establish Marlin's prominence as a center for healthcare and human services within Falls County and the Central Texas region through support of local and regional hospital and healthcare facilities. Develop and nurture public/corporate relationships to target industry relocation and to extend and build a consortium of local workforce ready employees that could fit their skill and training needs. Encourage employers to locate in inner Downtown Marlin to help develop education and employment pathways for the citizens of Marlin, and particularly for Women and people of color, to have meaningful local employment, to enter and complete college. Support and improve our historical Arts and Cultural District in Greater Downtown Marlin, retain current businesses and attract new businesses and tourists to the area.

### **The Economic Development Strategic Plan**

The City of Marlin will look to use the best practices and strategies for expanding opportunities for Marlin and to benefit from economic prosperity. We will seek to find private/public partnership for the Revitalization of Downtown Marlin and its surrounding neighborhoods. The high priority assigned to the development in Greater Downtown and its surrounding neighborhoods embodies The "Horizon 2030 Comprehensive Improvement Plan" on sustainable development. Simply put, making use of existing infrastructure and services conserves increasingly scarce resources and contributes to the revitalization of Marlin's historic neighborhoods. These neighborhoods house various incomes, ethnic and age diverse populations. The same qualities that could become an attractive small urban environment that appeals to young professionals, new families, and empty nesters. This document can help shape a better quality of life for households living on modest incomes as demonstrated in the following scenarios:

- From a transportation perspective, a mobility system that includes sidewalks, bike lanes, and a connected public and commercial transportation route, provides households living on limited incomes with more affordable and convenient options to access surrounding healthcare, education, childcare, jobs and recreation.
- From a land use perspective, neighborhood centers that combine commercial and mixed density residential development create the population density required to support public transit and provide affordable, mixed income housing opportunities. Adding the development of employment centers in or near these neighborhoods will bring jobs within walking or biking distance of residents. The revitalization of existing

neighborhood will encourage restoration of older homes and the construction of compatible infill development contributing to the stabilization of the neighborhood and the creation of a more income diverse population, while maintaining the preservation of the Rural Characteristics of Marlin. The Horizon 2030 Plan recognizes this role and provides recommendations that encourage more sustainable and livable opportunities. One of the initial attractions of rural developments is the natural character of the land that surrounds them; thus Marlin must designate certain areas within the city remain rural areas. An ideal approach involves clustering development on smaller lots, while preserving the remainder of the land as open space with potential for agricultural use, developed parks, outdoor recreation, or the land may be left in a natural state. Potential advantages of cluster development include the following:

- Maintains the rural character that attracts residents to the area through the preservation of agricultural land and open space.
- Reduces infrastructure requirements including streets, water and sewer lines, and stormwater drainage systems; and eases stress on services such as fire/police protection, waste collection, schools, libraries, and parks. Less infrastructure and services can lead to lower development costs, lower housing costs, and more efficient use of public funds.
- Creates a stronger sense of community.
- Facilitates the population density required to operate a rural transit system and provides better access and overall service to residents.

### **Growth Management**

Monitor sustainable patterns of growth that will provide opportunities for coordinated, well-planned new development, while strengthening Marlin's existing neighborhoods. Consider existing neighborhoods, natural features and efficient use of limited resources in determining appropriate locations for future residential and nonresidential development. Develop strategies to arrest and reverse deterioration within transitional neighborhoods and to maintain and preserve stable neighborhoods. Develop comprehensive density strategies to ensure that infrastructure systems will be adequate to accommodate future growth and development. Recognize the benefits and cost savings of utilizing existing infrastructure and services in the city's core and adopt development strategies that encourage infill development. The Horizon 2030 Comprehensive Improvement Plan reflects Marlin's strategic location to outstanding educational institutions, a diverse economic base, and a good supply of water, there appears to be little question that the city is posed to grow. The question is not whether

Marlin will grow, but what form will this growth take. It is important that Marlin grow in a manner that is economically, environmentally and culturally sustainable. Our trend in population growth between the 2000 and 2010 census reflects a loss of population, if this trend continues the result will likely be a city characterized by the blight that is left behind following a dramatic exit of residents. Consequently, rural areas have been increasingly impacted by the spread of development. This pattern of development is in no sense sustainable; however, this trend does not have to define the future of Marlin. Based on an assumed average annual population growth rate of 0.7 percent, the Horizon 2030 Comprehensive Improvement Plan can create a more sustainable growth scenario. As a result of input received from citizens through a number of recent planning initiatives, including The Horizon 2030 Plan, a more aggressive development scenario can be drafted depending on revenues and resources. This scenario attempts to achieve a balance in population growth in both the rural and urbanized areas of Marlin and its extraterritorial jurisdiction (ETJ) based on an assumed annual population growth. This growth rate factors in more recent development trends and provides a projection that can be used to design infrastructure to accommodate potential growth for Marlin and its ETJ; provide public officials and developers with real data on the cost of extending services; and support the adoption of measures to encourage sustainable patterns of development. Create sound land use plans that forms the core of city development. This plan, is where all of the components of this comprehensive plan are brought together to create a visual composite of existing and projected development that reflects the guiding principles, goals and objectives of the community. This land use plan is influenced by the same issues that are confronting most, if not all, municipalities.

### **Transportation**

We must explore joining the regional multimodal transportation network that effectively and economically serves the other regional community's. We must concentrate on meeting the travel needs through optimized mobility planning. Strategically coordinated the transportation planning process that addresses long-term needs while facilitating short-term problem solving. Identify and plan for various roadway types based on how they are expected to function and upon expected build-out traffic volumes. Promote compatibility between roadway alignments / improvements and the environment, character and land use patterns of the community. Continue systematic preventive maintenance, construction and improvement of existing streets and roadways. Enter into local agreements with the Texas Department of Transportation, the Heart of Texas Council of Governments, Encourage non-automotive transportation options including, but not limited to sidewalks, bicycle lanes pedestrian and bicycle paths/trails, public

transit. Encourage residential development because of the close proximity to quality schools, colleges, universities, childcare centers and regional employers. This document is flexible in order to examine the impact and roles the Waco Regional and VA Hospitals, Baylor University, Texas A&M University, TSTC, McLennan Community College (MCC), Waco Airports could enhance the long term development planning of a future City of Marlin.

### **Utility Infrastructure**

Ensure that the infrastructure for the supply, treatment and distribution of water; collection, treatment and recycling of wastewater; and management of stormwater is constructed, maintained and operated to meet the needs of sustainable patterns of growth. Continue to develop plans and implement appropriate strategies to ensure an adequate water supply for Waco and its environs. Continue cooperative efforts to protect and improve water quality in our local lakes and watershed. Anticipate future water and sewer service demands and develop a plan for those anticipated demands. Encourage the timely, efficient provision of services to developing and redeveloping areas by private/franchise utilities such as telephone, gas, electricity and fiber. Utility lines should be placed underground, and providers should use shared conduits, wherever possible. Continue monitoring and programming for the repair, replacement and upgrading of aging infrastructure systems. Develop guidelines, ordinances and funding mechanisms to ensure that stormwater runoff; potential non-point source pollution problems; and development density will not adversely affect floodplains or other natural areas. Develop a long range conservation plan to address water availability for Waco and its certificate of convenience and necessity (CCN) area to ensure that there is at least a 50 year water supply. Coordinate planning with Falls County and other regional jurisdictional entities such as water and utility districts, colleges and universities districts, regional transportation systems, ISD's, to ensure long term provision of adequate utility and public services for Marlin's residences and businesses.

### **Housing**

Encourage residential development that is compatible with the natural and built environment while meeting the diverse needs of the housing market throughout Marlin neighborhoods. Establish Marlin as a bicycle zone city. Focus on the preservation, rehabilitation, and redevelopment and development guidance as components of a comprehensive housing strategy. Provide appropriate housing to accommodate all age groups. Provide buying opportunities for home ownership. Expand progressive housing options for individuals with serious mental illness or addiction. Increase safe, affordable,

accessible housing by requiring a portion of low income housing tax credits be reserved for individuals with disabilities – similar to existing credits for the elderly. Identify our “special need” populations and plan development that offers a variety of amenities such as single level, ramped entries and wide doorways. Support neighborhood beautification projects as a means of encouraging reinvestment within established residential areas. Preserve and stabilize existing neighborhoods. Promote initiatives and incentives to encourage compatible “infill” development of vacant residential lots and redevelopment of substandard housing units in existing neighborhoods. Protect and retain the city’s existing affordable housing stock and encourage the development of additional affordable housing units that are architecturally compatible with the neighborhoods in which they are constructed. Encourage diverse, innovative and affordable housing developments. Develop and expand programs to assist owner-occupants with economic hardships that may be incurred during efforts to meet housing code requirements. Promote neighborliness and reduce polarization within the community by encouraging economically and racially balanced residential development. Consider development incentives that advance a mix of housing types and lot sizes.

### **Community Livability**

Identify and manage growth and change to maintain and enhance community character in the way we address the economic, social and environmental needs of a diverse population. Make the performing and visual arts an integral part of community development. Strengthen efforts to preserve and maintain Marlin’s places of historical and cultural significance. Encourage the preservation and planting of street trees throughout the city. Develop and maintain a system of parks and recreational facilities to meet the diverse needs of a growing population. Identify and secure sites for new parks in areas projected for future development. Co-locate public facilities with other municipal facilities or with those of other quasi-governmental jurisdictions such as independent school districts, colleges and universities. Use natural areas such as floodplains and wetlands along creeks to provide open space and create connectivity between neighborhoods and the Brazos River Corridor Authority. Target residential developments with amenities to meet the needs of a diverse population such as community centers, safe walking trails and sidewalks, playgrounds and community gardens. Strengthen urban design standards to enhance the visual appeal of the city’s streetscape, landscape, signage, right-of-ways and public and green spaces. Initiate projects designed to improve the appearance of the (Hwy. 6) corridor. Make Marlin more people oriented by adding features such as street trees, lighting, public art, wayfinding, exercise stations and water fountains. Strengthen the enforcement of City

codes and regulations pertaining to property maintenance, upkeep and appearance. Identify and remove barriers to participation by people in poverty in sports, music programs and other recreational and cultural opportunities. Incorporate public safety principles into design standards. Provide for needs of children and the physically challenged in the design of public places and facilities. Encourage the provision of healthcare facilities and other services for all citizens regardless of age, income or state of health. Maintain a continuous, coordinated planning process that involves a diversity of citizens, stakeholders, City Council, City boards/commissions, City departments and other public and private entities in policy development and decision making. Improve city departments and community relations. Implement a system of oversight and management that addresses the upgrading of deteriorating commercial and industrial areas within the city. Continue proactive planning efforts in the redevelopment of Greater Downtown Marlin to preserve the heritage, character and image of the city, while creating an environment that is conducive to revitalization. Promote public and private reinvestment in Greater Downtown Marlin to ensure its long-term economic viability and preserve its heritage and urban character as a site of social interaction, commerce and entertainment. Continue to strengthen ordinances and guidelines for Greater Downtown Marlin to that address historic preservation; traditional town form; context sensitive streets and mixed use structures; thereby, promoting downtown as a center for commerce, while preserving its historical and architectural character. Use the Downtown Development Corporation and the Chamber of Commerce, and the creation of a Public Improvement District Board to oversee a downtown enhancement and preservation commitment with merchants and property owners to help attract people from other areas of Waco, Bryan, College Station, and other regional areas. Provide adequate security and appropriate lighting around our downtown area and our community lakes to encourage night-time, as well as daytime activities. Develop a unifying theme or other visual aids and concept for consistent streetscape treatment of appropriate thoroughfare rights-of way, medians and intersections. Continue developing a system of easily accessible and highly visible library to serve the ultimate population of Marlin. Pursue the creation of a free 50-100 Mbps of speed broadband "Muni-Wi-Fi" zone for our Greater Downtown area to attract new urban style and tech businesses. Promote our local public education system and encourage more citizen involvement in our public schools.

### **Environment**

Create a sustainable community for people through the conservation of natural resources and preservation of rural areas, while encouraging development and

redevelopment of livable towns and cities. Work on turning floodplains into public greenbelt areas or open space parks. Conserve and protect ecologically sensitive areas through adoption of density guidelines that encourage the preservation of natural vegetation and slopes. Conserve natural areas of vegetation along floodplains within heavily forested areas; within park and open space areas; and around lakes through the use of tools such as scenic easements, development standards and regulatory and/or monetary incentives. Encourage public enjoyment and provide public access to open space and natural areas. Establish and maintain high standards for ground and surface water quality. Restrict development in flood-prone areas. Develop conservation and design standards for developments in or adjacent to areas characterized by constrained geologic, slope, or soil conditions. Increase the city's green infrastructure to manage stormwater; stop the spread of invasive plants; restore native vegetation; protect sensitive natural areas; and preserve animal habitat aggressively enforce illegal trash dumping laws. Respect areas of scenic views and provide public access to scenic overlook points wherever possible. Encourage and promote water conservation through use of native plant materials and xeriscape techniques. Promote the community's sustainability programs. Reduce energy use in city facilities and city infrastructure. Utilize recycling and other solid waste management techniques that are fiscally practicable, feasible and environmentally responsible.

### **Economic Development**

This Economic Development component of The City Plan is drawn from the Economic Development strategic plan is intentionally focused on reducing poverty, increasing labor force participation and increasing area income. This decision was made not because traditional economic development planning is unimportant, but because this need is effectively being addressed by others in the community. Approximately 70 percent of Marlin's population has an income below what is considered a livable wage (equal to 200 percent of the federal poverty level). This condition is not consistent with the long term social and economic sustainability of our community. The core of the economic development challenge facing Marlin is twofold:

- First, too many of the city's residents do not have the sufficient skill sets to meet the talent needs of the region's core employers, making it difficult for them to find and keep well-paying jobs. Moreover, many of these individuals face other challenges as well, including lack of quality childcare, reliable transportation, and perhaps most importantly, lack of job-readiness skills.

- Second, many of the region's businesses only demand low-skilled positions that pay relatively poorly and offer limited career advancement. In addition, the quality of the area's workforce could influence the investment decisions of future employers that may view the Marlin as a low-cost, competitive location for only low-skilled assembly and the warehousing of products. The Horizon 2030 Plan helps plan a sound economic development strategy that isn't based solely on how it positively affects the community, but also how it affects businesses that the city hopes to retain and attract. To this end, it is also important to look at our capital resources in the form of real estate and public infrastructure needed to support targeted businesses and to examine how the community can assist them in meeting their labor force requirements. While this plan does not directly address all of the conditions contributing to poverty in Marlin, it can play a vital role in addressing those conditions through which we can immediately address. These changes include increased emphasis on infill development and a multimodal transportation that will improve access for persons with modest incomes to basic needs such as jobs, childcare, fresh food, healthcare, parks, recreational facilities and decent affordable housing poverty. Unfortunately, research shows that shows city's that are delayed in establishing developmental paths face a difficult time catching up with modernization. It is crucial that we are prepared to establish to help our citizens move forward.

We look to create a \$25,000 summer jobs program and create a partnership with the local school district to match the city financial contribution to the program, with the intent to employ and train up to 50 high school aged students per summer. Only by creating more quality jobs and developing the pathways to these jobs can these statistics be improved, this can be done through creating a city operated small business center storefront. Unemployed, Employed Part-Time or Full-Time however, the quality of an area's workforce will influence the type of employers that are attracted to the region. This interdependence of supply and demand can make it difficult for an area to attract better paying, higher-skilled jobs as city we can help in the training and empowerment of our citizens. This pattern appears to be common among regional cities and may be due to the larger city urban flight. Marlin is surrounded by four institutions of higher learning: Texas A&M, Baylor University, Texas State Technical College (TSTC), and McLennan Community College (MCC). Each of these institutions generates highly trained individuals. Evidence suggests that many of their graduates move elsewhere to get better paying jobs, and the presence of these institutions gives us an opportunity to attract their employees, and potential graduates to considered making Marlin their future home.

First and foremost, the city must ensure it meets its demand to have a stable and predictable political system. The local government system is based in a Council-Manager form of government. The city council is engaged in the process of governance; they meet regularly and are representative of the population. The mayor has both a deep knowledge base as well as a proactive vision of growth and change shared by council and the management team. During Upjohn's interviews and focus groups with community stakeholders, however, some voiced their concern that inclusion is not yet at the desired levels, and that some stakeholders are brought into the process later than desired. Second, Marlin has lower costs of living and lower costs of doing business as compared to the national average. Third, the region has a significant share of educational assets, including MCC, TSTC, and Baylor and Texas A&M Universities. MCC and TSTC offer very specific training in applied areas to associate degrees. They also offer employer-specific training to meet the needs of both new and incumbent workers. Fourth, Marlin has a good location to provide production-related services to regions nearby. A number of major metropolitan areas are within a six-hour drive time of the Waco market. With Marlin's location near the I-35 corridor and State Hwy 6 makes it well positioned to provide services to the cities of Dallas and Fort Worth to the north, and Austin, San Antonio, and across the border to the south. Transportation access within the United States and to both Canada and Mexico make it an advantageous site for distribution services and warehousing. Finally, the benefits of the close proximity of Fort Hood Military Base should not be ignored. After finishing their service, individuals may wish to remain in the region with access to military-based services such as health care. While remaining in the region, they will likely bring a set of both soft and hard skills to potential employers.

### **Services and Facilities**

In order to continue to improve the quality of life in Marlin and to attract and keep a skillful and educated workforce, it is important that we provide those amenities that improve the city's livability. Amenities such as parks, libraries, zoos, museums, community centers, attractive streetscapes, and a multimodal transportation system all contribute to a city's livability. While these facilities are addressed in more detail in other components of the plan, it is the land use plan that examines them in the context of sustainable patterns of development. The land use plan can lead to better informed decisions as to the need, general location, accessibility, and compatibility of a facility. Each of these decisions contributes to the ability of the facility to create synergy that will serve as a catalyst for additional investment in the community.

## **Declining Fiscal Resources**

Finally, all of these issues must be addressed in a climate where assistance from state and federal sources is declining; while federal and state mandates are placing increasing demands on local budgets. Marlin, like other small cities, must be diligent in making more efficient use of existing resources and in seeking new sources of funding and partnerships. The proposed land use plan encourages more compact, mixed use development through the creation and application of new land use categories. Studies have shown that this pattern of development can increase the ratio of revenues generated to cost of infrastructure and services required to serve a property. A land use action plan offers a new, more sustainable strategy to guide Marlin's future developmental successes. The process of drafting a plan begins with translating the governing body future Imagine of Marlin into realistic and obtainable goals. We can start with a Greater Downtown vision, street repair and improvement, and better water supply and conservation improvement workable action plan. This can be accomplished by combining some of the mixed use categories along with some existing land use categories. The mixed use categories offer greater flexibility in design and facilitate development patterns necessary to support a more urban lifestyle. Working out from Greater Downtown Marlin, the plan builds on existing development patterns; other recently completed plans; and innovative development strategies being implemented by other communities to achieve more sustainable patterns of growth. The resulting land use plan will meet the needs of inner city development as well as those of the surrounding rural environments. Some of the factors that influenced the assignment of land use designations to the city and its extraterritorial jurisdiction. We can look at the purpose of the Rural Residential land use category to encourage low density, low impact residential development within the city's extraterritorial jurisdiction that will provide more open space, preserve farmland and maintain the existing rural character. Large lot single family residential and cluster developments are permitted. Suburban Residential The purpose of the Suburban Residential land use category is to provide for large lot, single-family residential and cluster developments in areas generally characterized by large, undeveloped tracts of land that are located near the city's edge and within its corporate limits. Residential land use category is to provide for single-family residential homes on small lots, zero lot line homes, duplexes, and townhouses at a maximum density of 10 units per acre, where a full range of services can be provided. A limited range of compatible low intensity uses are also permitted to provide services to neighborhood residents. Medium Density Residential opportunities to provide a mix of apartments, condos, and townhouses at a maximum density of 25 units per acre, as well as a limited amount of office and neighborhood commercial. These areas could be the

use of historical Downtown Buildings, they are walkable and accessible to transit and provide an excellent buffer between low density residential neighborhoods and more intense land uses or arterial streets. Office Industrial areas the purpose of Office Industrial areas is to provide a mixture of compatible office and industrial uses with limited high density residential and commercial ranging from large campus settings to the adaptive reuse of existing structures. These areas have access to arterial or collector roads; transit and bicycle routes; and a network of sidewalks. This land use category is particularly suited to bringing jobs closer to where people live. Mixed Use land areas is walkable because of its mix of uses and interconnected street network. Access to arterial or collector roads is important. It may be a center, a Downtown main street or integrated into a neighborhood. Uses include retail, office, and low to high density residential in the form of live/work units, duplexes, townhouses, and apartments. Mixed Use Core land use incorporates a diverse mix of residential and employment uses and serves as a significant source of employment and essential services. The land use mix is predominately multi-family and office with supportive retail. Because this district is unique to the city's core, it often plays a significant role in the arts, entertainment and historic preservation. This development type is highly walkable and easily accessible via multiple modes of transportation. Since floor area is at a premium, mixed-use core may require structured parking. Industrial land use category is intended to provide for a wide variety of nuisance-free industrial uses and compatible related uses. Large sites, height restrictions and generous setbacks characterize these developments. Industrial facilities will be designed to maintain long-term quality and economic vitality of development and to maintain a compatible relationship with adjacent uses. Direct access to arterial roads and future public transit is important. Institutional land use category applies to educational and medical facilities located on large campuses. Open Space land use category applies to parks, recreational areas, airport runway clear zones, undeveloped flood zone, existing agricultural uses, and largely undeveloped properties. Small, odd shaped, developed parcels located in the flood zone assume the land use designation of adjacent properties with development subject to City of Marlin and FEMA policies and regulations. Land Use Category Location Considerations Vacant vs. developed land Protection of environmentally sensitive potentially unstable areas such as the floodplain or escarpment zones Existing and proposed multimodal transportation system including roadways, bicycle and pedestrian facilities, and transit routes Existing and proposed location of utilities infrastructure including water, wastewater and stormwater Access by all residents and visitors to employment centers, childcare, healthcare, recreation, shopping and entertainment.

## **Aviation and Rail**

The City of Marlin operates and maintains the Marlin Municipal Airport, a full-service general aviation airport located within the city limits of Marlin. The Municipal Airport is currently served by Small Prop. Planes but is capable of handling small private or charter jets. The future projects Marlin Municipal Airport has the capacity to become a full service airport for general aviation providing 24 hour refueling and tiedown services, executive hangars, light aircraft hangars, major airframe and power plant maintenance and repair services, as an alternate to the Waco Regional Airport. The Texas Department of Transportation is currently conducting a study of several passenger rail options between Oklahoma City and Mexico approximately following IH-35. These options include commuter rail, enhancement of the existing Amtrak service up to 95 mph, higher speed service up to 120 mph and high speed service at 150 mph or greater. This study, titled Texas Oklahoma Passenger Rail Study (TOPRS), will identify those services that meet a minimum feasibility criteria established by the Federal Railroad Administration for federal funds. A more detailed study will be conducted subsequently for those services that exceed the minimum feasibility criteria. Marlin is poised to be able to be a part of this regional discussion.

## **ACKNOWLEDGEMENT:**

This document is designed as a blueprint, to give the hard-working men and women of our community hope and encouragement of brighter and more prosperous days to come to Marlin, Texas. To restore the historical significance the residents of the City of Marlin gave to this region. And to acknowledge their sweat, blood, tears and sacrifices for the true foundation that our past residents left for us to build our "New Horizons" upon.

