



CITY OF DALLAS

CITY PLAN COMMISSION
URBAN DESIGN COMMITTEE
Thursday, July 21, 2016
Meeting Minutes

Meeting	Dallas City Hall, 5BN	8:30 a.m.
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Members Present:

Jaynie Schultz (Chair), Tipton Housewright (Vice Chair), Mike Johnson, Evan Beattie, Allison Baker

Others Present:

Tommy Mann (Winstead), Mark Masinter (Open Realty), Drew Downs (Open Realty), Larry Good (GFF), Maxx Bower (GFF), Rodman Ricketts (GFF), Laura Ashley Hoffmann (Winstead), Peer Chacko (Planning and Urban Design), Luis Tamayo (Planning and Urban Design, Strategic Planning), Asma Shaikh (Planning and Urban Design, Strategic Planning), Amy Albright (Planning and Urban Design, Strategic Planning), Anna Volchkov (Intern with City Plan Commissioner Schultz)

The meeting was called to order by Jaynie Schultz (Chair) at 8:30am. Minutes from the previous meeting were approved unanimously after a motion by member Beattie and second by member Baker. Member Beattie excused himself from the room for the presentation and discussion by representatives of GFF (conflict of interest).

Tommy Mann introduced a corridor vision for Henderson Avenue. The development plan seeks to remain consistent with the objectives of the existing PD (PD 462).

Mark Masinter provided further detail on the vision for the Henderson Avenue corridor. His presentation included:

- A variety of streets from across the country, including Abbott Kinney Boulevard in Venice Beach, CA, which showed vision elements for Henderson Avenue such as eclectic businesses and diverse building materials.
- A vision for “softening” Henderson, by adding retail spaces with art.
- A 2-level below-grade parking garage, as well as 10-ft. traffic lanes with a central turn lane.
- Urban design standards to enhance the public realm of the space.
- Community gardens and cottage-style commercial buildings intended to help transition from residential areas to the commercial corridor.

- An urban farm and rooftop greenhouses on the corridor.

Committee members responded favorably to the proposed vision, making the following comments:

- Chair Schultz commented that the design should ensure that entrances to the underground parking areas are pedestrian-friendly, and these spaces have active uses.
- Vice Chair Housewright expressed that public realm connections (to surrounding neighborhoods and within the corridor) for pedestrians and cyclists should be emphasized, and that mid-block crossings should be explored due to the large block sizes along Henderson.

With regard to future meetings, Committee set a tentative meeting during August (no specific date was set due to schedule delays in several planning efforts). Future meeting items will include Buckner Terrace, Dolphin Heights, and Preston Center plan briefings. The meeting was closed to order at 9:10 am.