



CITY OF DALLAS

CITY PLAN COMMISSION
URBAN DESIGN ADVISORY COMMITTEE
Thursday, November 2, 2017
Meeting Minutes

Meeting	Dallas City Hall, 1FN	8:30 a.m.
---------	-----------------------	-----------

Members Present:

Jaynie Schultz (Chair), Noel Aveton, Evan Beattie, Carlyn Ray, Sean Tate

Others Present:

Kourtney Garrett (Downtown Dallas Inc.), Jacob Browning (Downtown Dallas Inc.), Tony Shidid (City Plan Commissioner), Myrtl Lavallaissa (City Plan Commissioner), Luis Tamayo (Planning and Urban Design), Arturo del Castillo (Planning and Urban Design), Daniel Church (Planning and Urban Design), Don Raines (Planning and Urban Design), Asma Shaikh (Planning and Urban Design), Amy Albright (Planning and Urban Design)

The meeting was called to order at 8:30am. Chair Schultz announced that as Evan Beattie has served a lengthy term on UDAC, he will soon be stepping down from the Committee. Members expressed their appreciation for Member Beattie's service, and Member Beattie provided the following remarks:

I have enjoyed serving with all of you these last 5 (or maybe 6-years) on the Urban Design Committee, and it is with a heavy heart that I share this morning that I must step down to focus on several other significant recent civic and family commitments I have made.

This committee serves a very important role as the gate keepers to the future of our city's most important neighborhoods, and there is enormous potential here! I hope you will continue to help shape land use policies that encourage the creation of more walkable, safe, balanced and healthy communities. Change is scary, and there will always be some who are opposed to large land use studies in Dallas that propose significant changes to the status quo. In my opinion, many of Dallas existing Planned Development Districts and used based zoning requirements are no longer aligned with best practices in urban design, planning and current building technologies. They are rooted in car centric thinking of the past, and they pre-date the Internet, smart phones, and generally speaking, the way we live today.

It is becoming more difficult to argue that Dallas remains competitive with our suburbs in the race to create new quality mixed-use developments that draw young professionals, thought leaders, Fortune 500 companies and opportunities for middle class jobs that can change generational outcomes for Dallas citizens, many of whom are struggling to make ends meet under the stress and expense of commuting 45 minutes or more each way to quality employment opportunities to our north.

Our land use policies must change and adapt over time to remain aligned with the way we all live, and the pace of change in our society is likely to continue to accelerate with emerging technologies that allow for more efficient sharing of resources and automation. Dallas can be at the forefront of these changes and become a City that draws the best and the brightest from around the world to make their mark here. I hope you all will continue to think big, be ambitious in your recommendations, and remember that the studies that you help craft will play an important role in building the city we all dream of living in.

Chair Schultz introduced Kourtny Garrett of Downtown Dallas, Inc. to present the 360 Plan, which seeks to unify planning efforts within the downtown area. Ms. Garrett discussed the dramatic growth downtown is experiencing: twenty thousand additional residents are expected in the study area over the next 2-5 years, and employment centers continue to grow (for instance, Baylor District has added over 28,000 jobs in the last five years).

Ms. Garrett spoke about the need for diversified housing products, such as 2-3 bedroom units for families at different price points. She spoke of the “end of adaptive reuse” in the downtown, as most opportunities for office to residential conversions have been completed. There is a need to work with developers on attainably priced housing, as TIF zones are nearing the end of their lifecycles. Further, the need for neighborhood services must be communicated to the brokerage community.

Enhancing educational opportunities is vital for livability for families. The founding of CityLab High School is an exciting step, and strides forward must be made for K-8 education and early childhood education as well.

Providing a variety of mobility options is also critical for livability. Alignments have been solidified for streetcar and D2, which will improve transit functionality. Pedestrian and bicycle planning have been given a high priority in the Plan. The implementation of urban design guidelines for downtown will result in a walkable, safe public realm.

Below are the specific recommendations made by the Committee:

- Engage DISD regarding piloting a trade program with educational institutions and foundations. When the City is building a park or a bridge, students could be engaged in aspects such as welding, carpentry, and glass blowing, as well as the business aspects of bidding and procurement, to help create public spaces.

Credit and/or certifications could be given through a university or community college. This would allow children to “grow up with our city”.

- Study urban school models in other cities as well as First Baptist Academy, formerly located in downtown Dallas. For instance, explore opportunities for downtown schools to admit children whose parents work downtown but do not live downtown, including early childhood education and daycares. Further, existing schools can be invested in and made more accessible and affordable for the surrounding neighborhood.
- Promote streamlined permit processes for street activation, including mobile and pop-up retail and performances.
- For “Promote Great Placemaking” Goal 1.6, explore all other considerations (for example, street activation policies) and combine all possible zoning considerations into the amendment to CA zoning.
 - Explore opportunities to enable the implement more progressive, walkable zoning in Uptown (PD 193).
- Realize opportunities for smaller neighborhood and pocket parks to enhance quality of life, in addition to signature parks.
- Consider a different numbering system on the Implementation Matrix to avoid confusion between the action items for the three Transformative Strategies.

Members filled out forms to ensure that they have the proper identification badges and parking decals.

The minutes from the June 8 meeting were approved unanimously with a motion by Member Beattie and second by Member Ray. The meeting was closed to order at 9:45am.