

June 27, 2023



Michael Jung, Chairman
and Members of the Thoroughfare Committee

Thoroughfare Committee Meeting

The CPC Thoroughfare Committee will meet

July 6, 2023 at 8:00a.m.

VIDEOCONFERENCE/ CITY HALL (COUNCIL CHAMBERS – 6ES)

The following videoconference link is available to join the meeting virtually on WebEx:

<http://bit.ly/CPCTC0706>

CPC Thoroughfare Committee Meeting Agenda

1. Approve prior Meeting Minutes, September 15, 2022
2. Harwood Street Central Business District Street and Vehicular Circulation Plan Amendment
Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Harwood Street between Jackson Street and Commerce Street from 64 feet of right-of-way and 44 feet of pavement to 58 feet of right-of-way and 40 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.
3. Harwood Street Central Business District Street and Vehicular Circulation Plan Amendment
Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operation on Harwood Street between IH-30 and Main Street from two-lanes southbound, two-lanes northbound, and a center turn-lane to one-lane southbound, one-lane northbound, and directional bicycle lanes.
4. Wood Street Central Business District Street and Vehicular Circulation Plan Amendment
Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.
5. Other Matters

6. Adjournment

If you have any questions, please contact me at 214.304.2085 or Kimberly.Smith@dallas.gov.

Kimberly Smith

Kimberly Smith

Thoroughfare Plan Manager – Department of Transportation, Transportation Planning

**SUPPLEMENTAL NOTICE
FOR
AGENDA POSTING**

**Handgun Prohibition Notice for Meetings
of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

LOCATION: Harwood Street between Jackson Street and Commerce Street**COUNCIL DISTRICT:** 14**MAPSCO:** 45L,Q**PLANNER:** Kimberly Smith

APPLICANT: Centurion American Development**REPRESENTATIVE:** Kay Zafar**REQUEST**

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Harwood Street between Jackson Street and Commerce Street from 64 feet of right-of-way and 44 feet of pavement to 58 feet of right-of-way and 40 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

BACKGROUND

Centurion American Development, property owner on the east side of Harwood Street between Jackson Street and Commerce Street, has requested an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation (CBD) Plan, to change Harwood Street between Jackson Street and Commerce Street from 64 feet of right-of-way and 44 feet of pavement to 58 feet of right-of-way and 40 feet of pavement. Staff is also requesting to update the existing right-of-way and pavement descriptions to reflect the existing conditions. This section of Harwood currently exists as 54 feet of right-of-way and 40 feet of pavement. The proposed change would modify the CBD Plan to 58 feet of right-of-way; this would be 29 feet of right-of-way on either side of the established centerline, and the existing 40 feet of pavement curb-to-curb. This application is not proposing to change the lane configuration, which will be done in a separate amendment to include bike lanes. Under the proposed amendment, there would be nine feet of parkway on either side of the road in the public right-of-way, and the developer is proposing to allocate an additional three feet of space on their property for a total of 12 feet of pedestrian space. The developer is also proposing to provide additional pedestrian enhancements such as street trees, awning over a portion of the sidewalk providing additional shade, enhanced paving, pedestrian lighting, and will be protecting the existing terrazzo art panel on the corner of Harwood and Jackson.

The proposed reduction of the right-of-way would accommodate the proposed mixed-use development on the east side of Harwood Street. This development is proposing to consist of approximately 250 apartments, 7,000 square feet of ground floor retail space, and over 700 parking spaces for the historic library building (now the Dallas Morning News office), the new Harwood Park, and the surrounding retail and civic uses.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Harwood Street between Jackson Street and Commerce Street from 64 feet of right-of-way and 44 feet of pavement to 58 feet of right-of-way and 40 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

CONTACT PERSON:

Kimberly Smith, Thoroughfare Plan Supervisor, Kimberly.Smith@dallas.gov
Kathryn Rush, Chief Planner, Kathryn.Rush@dallas.gov

MAP

Attached

FACT SHEET

PROPOSED CPC AGENDA: July 20, 2023

PROPOSED COUNCIL AGENDA: September 13, 2023

APPLICANT: Centurion American Development

REPRESENTATIVE: Kay Zafar

REQUEST: Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Harwood Street between Jackson Street and Commerce Street from 64 feet of right-of-way and 44 feet of pavement to 58 feet of right-of-way and 40 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

BACKGROUND:

- Existing Central Business District Streets and Vehicular Circulation Plan table

| Street | Limits | Existing ROW* / Pavement | Proposed ROW* / Pavement | Proposed Operation |
|---------------------|---------------------|--------------------------|--------------------------|---|
| Harwood | Jackson to Commerce | 50 / 44 | 64 / 44 | 2-lane southbound; 2-lane northbound |
| *ROW – right-of-way | | | | |

- Amendment proposed to the Central Business District Streets and Vehicular Circulation Plan table

| Street | Limits | Existing ROW* / Pavement | Proposed ROW* / Pavement | Proposed Operation |
|---------------------|---------------------|--------------------------|--------------------------|---|
| Harwood | Jackson to Commerce | 54 / 40 | 58 / 40 | 2-lane southbound; 2-lane northbound |
| *ROW – right-of-way | | | | |

- 4-foot addition in the right-of-way would be on the east side of the roadway
- The proposed amendment would change the existing five feet of sidewalk in the public right-of-way to nine feet of sidewalk in the public right-of-way
- Developer is proposing to provide 3 feet additional of pedestrian space on private property, for 12 feet of pedestrian space, total

- Developer has proposed pedestrian enhancements such as street trees, awning over a portion of the sidewalk providing additional shade, enhanced paving, pedestrian lighting, and will be protecting the existing terrazzo art panel on the corner of Harwood and Jackson



- Development is proposing approximately 250 apartments; 7,000 square feet of ground floor retail space; and over 700 parking spaces for the historic library building (now the Dallas Morning News office), the new Harwood Park, and the surrounding retail and civic uses
- 11 property owners are in the notification area

Note: separate amendment for bike lanes on Harwood

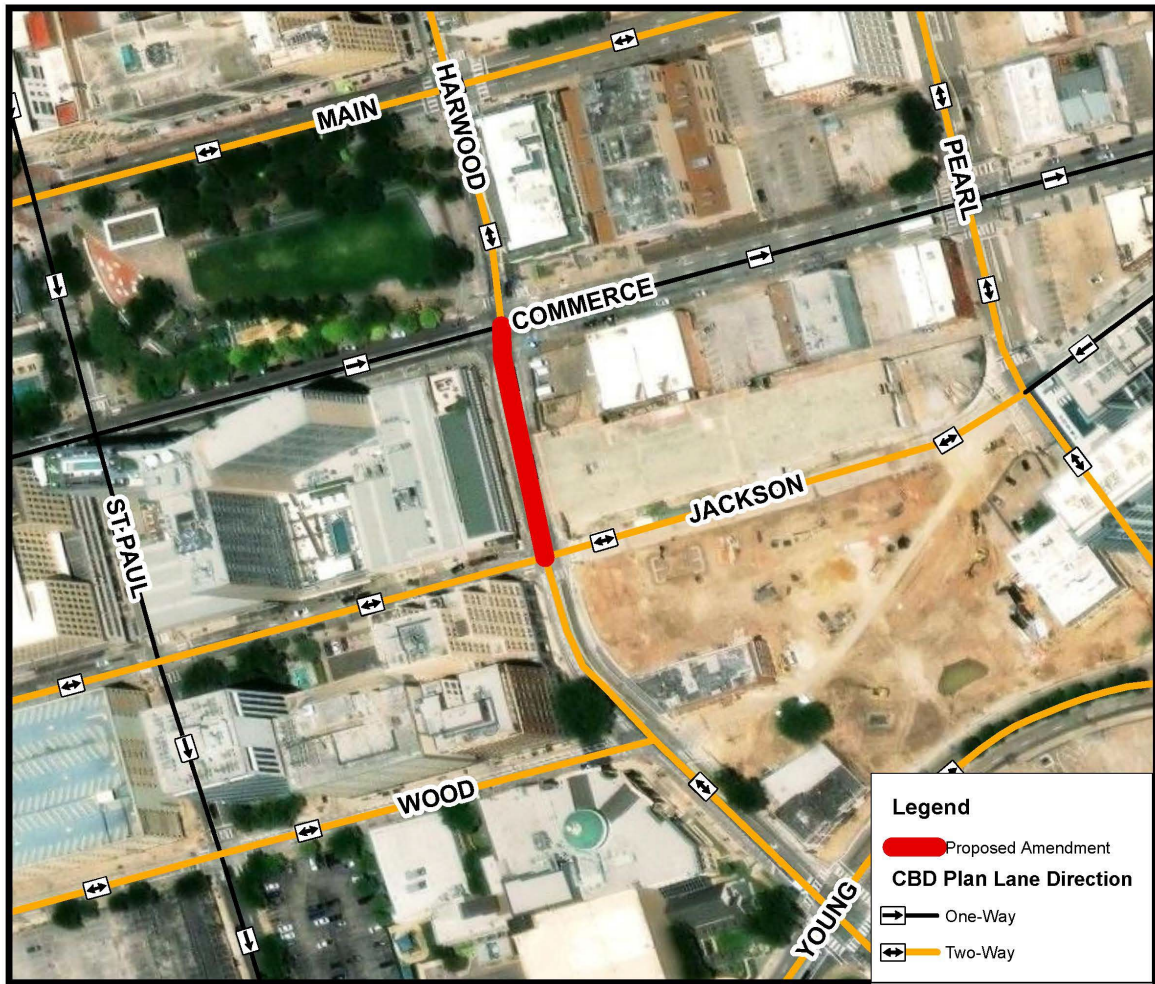
Harwood Street

Jackson Street to Commerce Street

Council District: 14
MAPSCO: 45L,Q

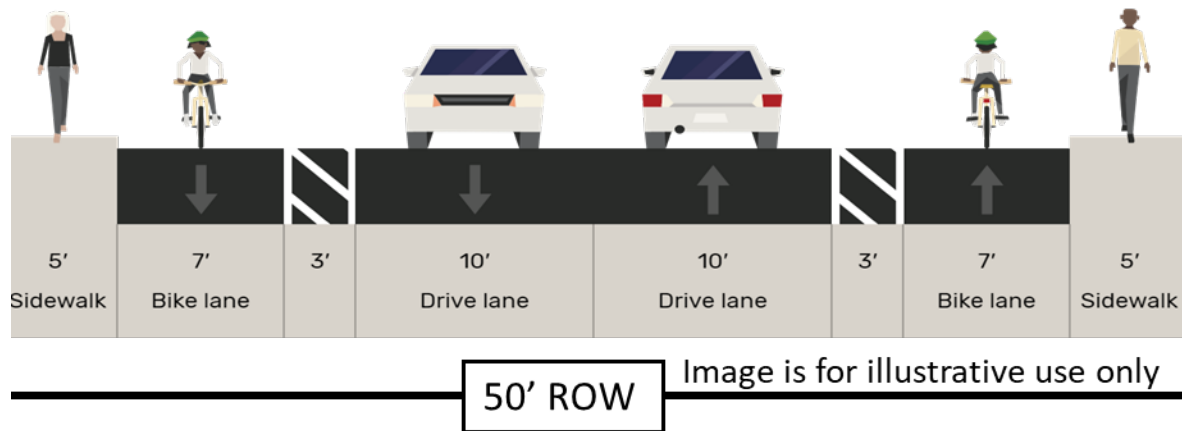


Central Business District Streets and
Vehicular Circulation Plan Amendment Map

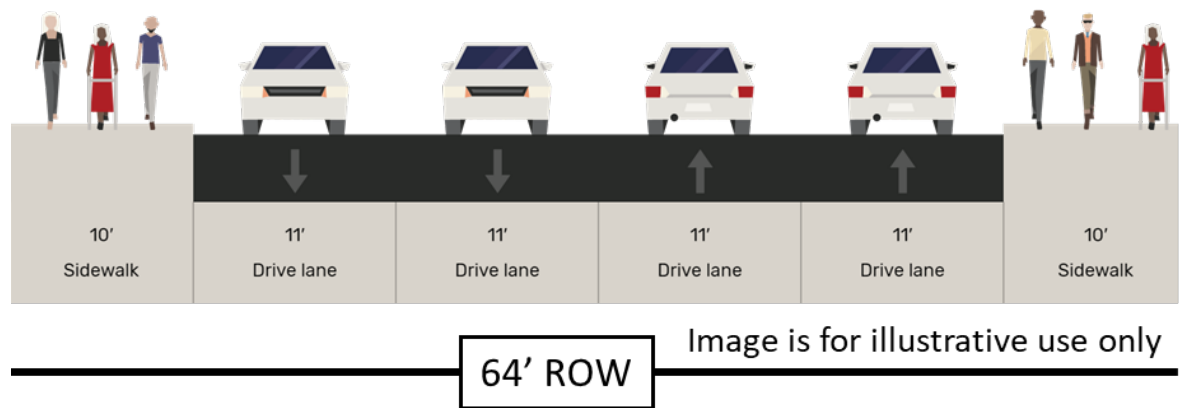


Existing Cross-Sections

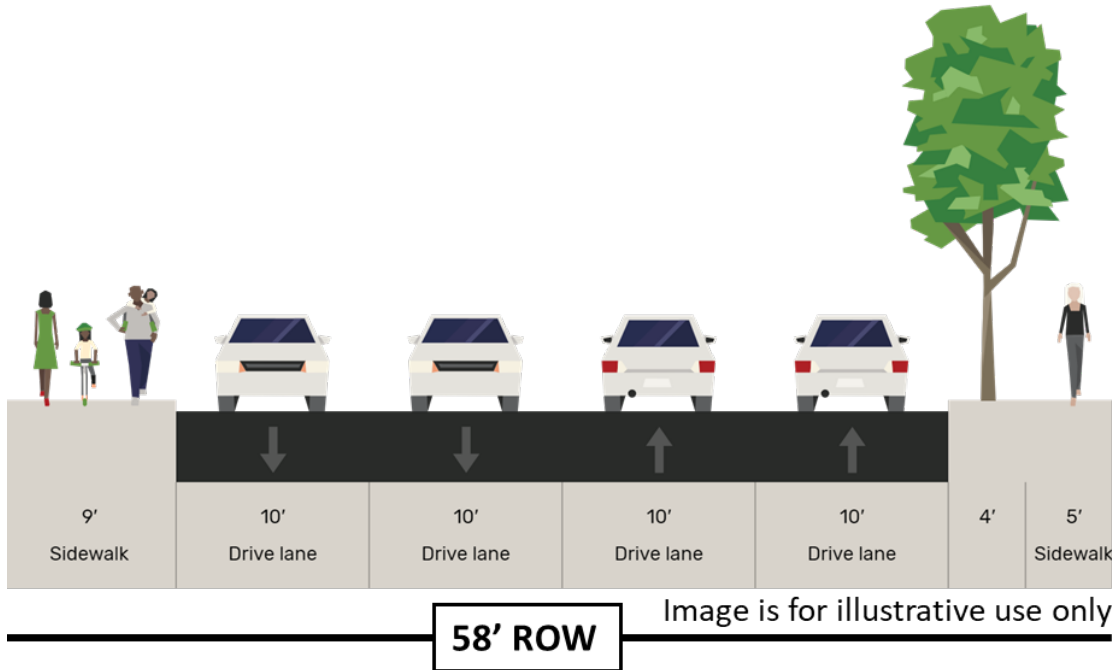
Existing Operations in the City Right-of-Way (bike lane amendment is separate)



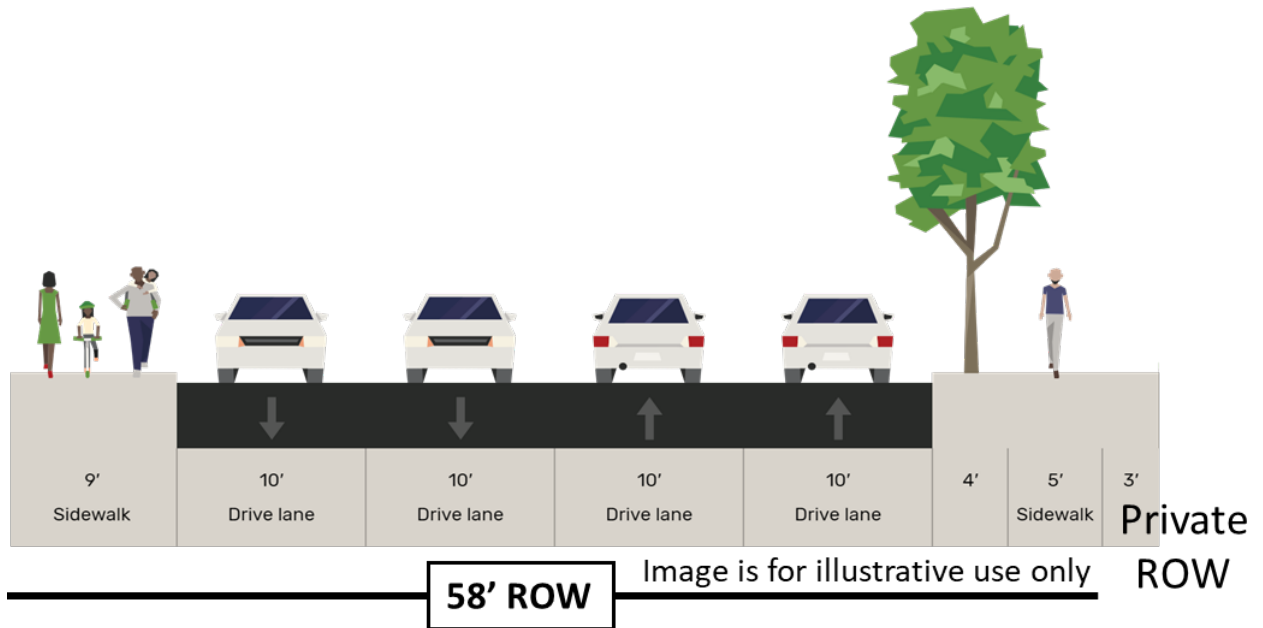
Existing CBD Plan Proposed Designation



Proposed CBD Plan Amended Cross-Section



Proposed CBD Plan Amendment with private pedestrian space



LOCATION: Harwood Street between IH-30 and Main Street

COUNCIL DISTRICT: 2, 14

MAPSCO: 45L,Q, R

PLANNER: Kimberly Smith

APPLICANT: City of Dallas Department of Transportation

REPRESENTATIVE: Jessica Scott

REQUEST

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operation on Harwood Street between IH-30 and Main Street from two-lanes southbound, two-lanes northbound, and a center turn-lane to one-lane southbound, one-lane northbound, and directional bicycle lanes.

BACKGROUND

City of Dallas Department of Transportation has requested an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation (CBD) Plan, to change the operation on Harwood Street between Interstate Highway (IH) 30 and Main Street from two-lanes southbound, two-lanes northbound, and a center turn-lane to one-lane southbound, one-lane northbound, and directional bicycle lanes. This project was launched in 2020, through a partnership between the City of Dallas Department of Transportation, the Better Block Foundation, and Downtown Dallas, Inc. The intent of this project was to add bicycle infrastructure along Harwood Street corridor between Dallas Heritage Village and Main Street Garden. This 2020, effort created dedicated directional bicycle lanes which provide a safe and efficient facility for people traveling on bicycles and scooters. Harwood was not amended in 2020, because it was a demonstration project; since then it has been determined that the bicycle lanes have not impacted the flow of traffic and should be adopted in the CBD Plan.

There is a plan to extend the bicycle facilities north from Main Street to Woodall Rodgers. This proposal would provide continuous dedicated bicycle lanes from IH-30 to Woodall Rodgers connecting Dallas Heritage Village to Klyde Warren Park and the larger bicycle network (e.g., Union Way and Katy Trail connecting Downtown Dallas to locations in Uptown, North Dallas, West Dallas, and East Dallas).

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operation on Harwood Street between IH-30 and Main Street from two-lanes southbound, two-lanes northbound, and a center turn-lane to one-lane southbound, one-lane northbound, and directional bicycle lanes.

CONTACT PERSON:

Kimberly Smith, Thoroughfare Plan Supervisor, Kimberly.Smith@dallas.gov
Kathryn Rush, Chief Planner, Kathryn.Rush@dallas.gov

MAP

Attached

FACT SHEET

PROPOSED CPC AGENDA: July 20, 2023

PROPOSED COUNCIL AGENDA: September 13, 2023

APPLICANT: City of Dallas Department of Transportation

REPRESENTATIVE: Jessica Scott

REQUEST: Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operation on Harwood Street between IH-30 and Main Street from two-lanes southbound, two-lanes northbound, and a center turn-lane to one-lane southbound, one-lane northbound, and directional bicycle lanes.

BACKGROUND:

- Existing Central Business District Streets and Vehicular Circulation Plan table

| Street | Limits | Existing ROW* / Pavement | Proposed ROW* / Pavement | Proposed Operation |
|---------|---------------------|--------------------------|--------------------------|---|
| Harwood | IH-30 to St. Louis | 80 / 48 | 68 / 48 | 2-lanes southbound; 2-lanes northbound; CTL |
| Harwood | St. Louis to Taylor | 78 / 48 | 68 / 48 | 2-lanes southbound; 2-lanes northbound; CTL |
| Harwood | Taylor to Cadiz | 78 / 48 | 68 / 48 | 2-lanes southbound; 2-lane northbound; CTL |
| Harwood | Cadiz to Canton | 80 / 48 | 68 / 48 | 2-lanes southbound; 2-lanes northbound; CTL |
| Harwood | Canton to Young | 80 / 48 | 68 / 48 | 2-lanes southbound; 2-lanes northbound; CTL |
| Harwood | Young to Wood | 78 / 48 | 64 / 44 | 2-lanes southbound; 2-lanes northbound |
| Harwood | Wood to Jackson | 53-100 / 44 | 64 / 44 | 2-lanes southbound; 2-lanes northbound |
| Harwood | Jackson to Commerce | 50 / 44 | 64 / 44 | 2-lanes southbound; 2-lanes northbound |
| Harwood | Commerce to Main | 70 / 45 | 75 / 45-60 | 2-lanes southbound; 2-lanes northbound; CTL |

*ROW – right-of-way

- Amendment proposed to the Central Business District Streets and Vehicular Circulation Plan table

| Street | Limits | Existing ROW* / Pavement | Proposed ROW* / Pavement | Proposed Operation |
|--|---------------------|--------------------------|--------------------------|--|
| Harwood | IH-30 to St. Louis | 80 / 48 | 68 / 48 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | St. Louis to Taylor | 78 / 48 | 68 / 48 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Taylor to Cadiz | 78 / 48 | 68 / 48 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Cadiz to Canton | 80 / 48 | 68 / 48 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Canton to Young | 80 / 48 | 68 / 48 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Young to Wood | 78 / 48 | 64 / 44 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Wood to Jackson | 53-100 / 44 | 64 / 44 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Jackson to Commerce | 50 / 44 | 64 / 44 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| Harwood | Commerce to Main | 70 / 45 | 75 / 45-60 | 1-lane southbound; 1-lane northbound; directional bicycle facilities |
| *ROW – right-of-way **Centurion American Development amendment to change ROW/Pavement | | | | |

- 7-foot bike lane, 3-foot buffer, parking in the Farmers Market area on east side of road
- 36 property owners are in the notification area

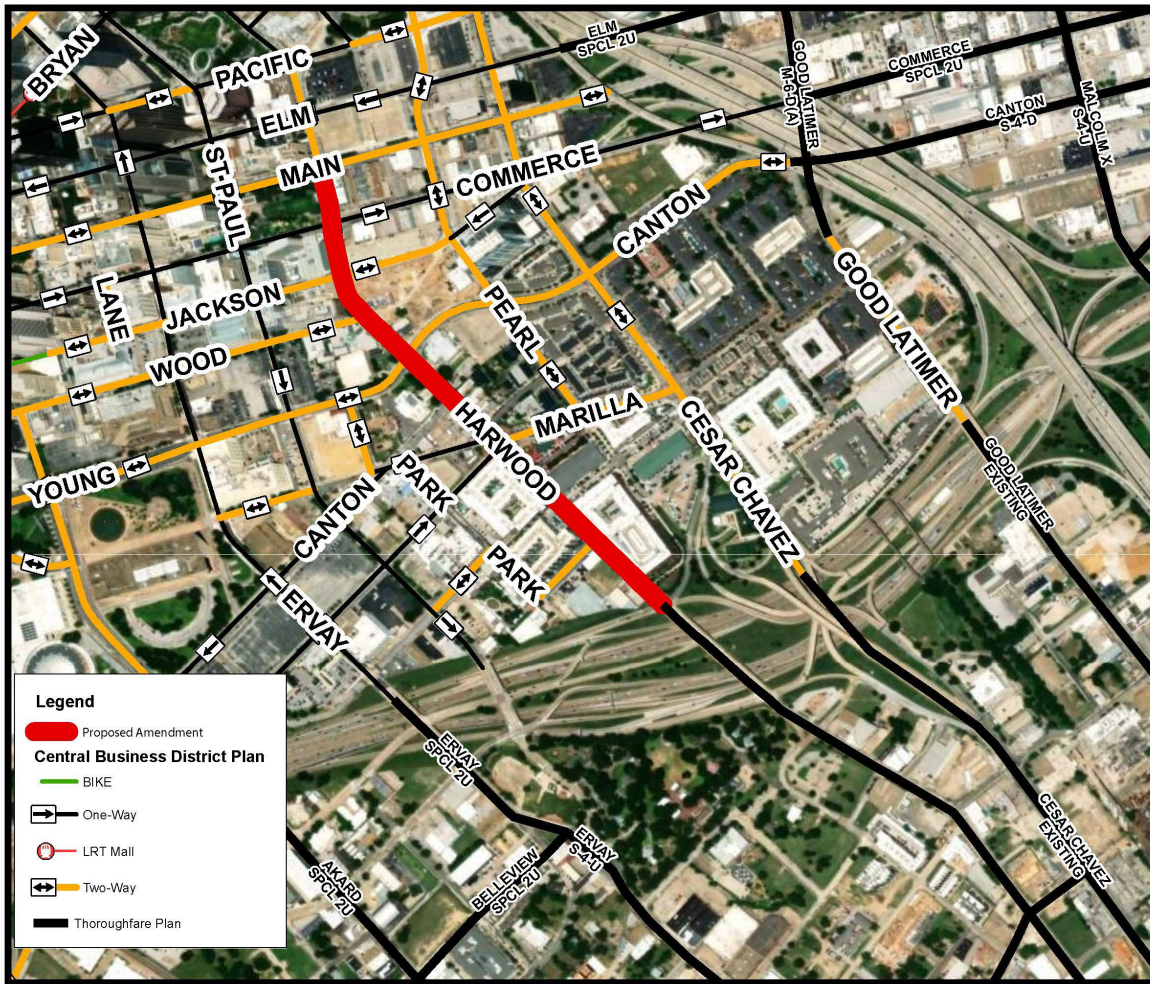
Harwood Street

IH-30 to Main Street

Council District: 2 & 14
MAPSCO: 45L,Q,R

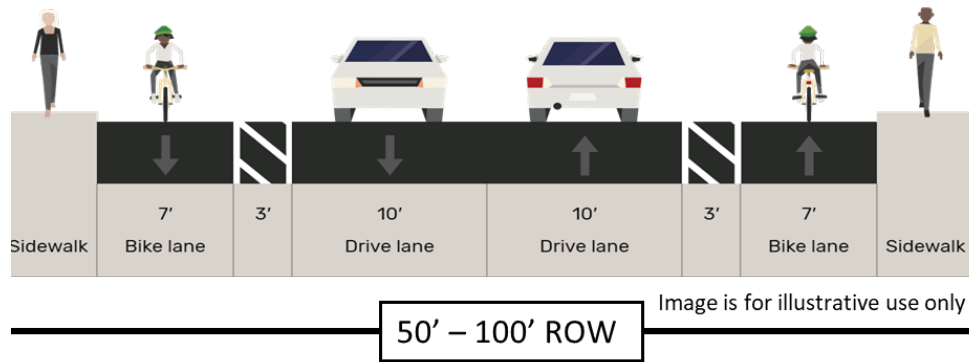


Central Business District Streets and
Vehicular Circulation Plan Amendment Map

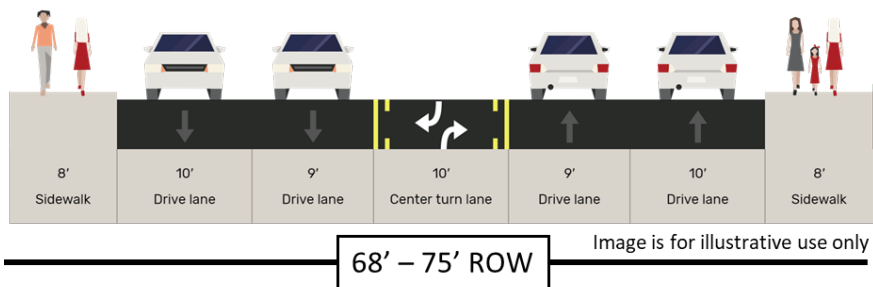
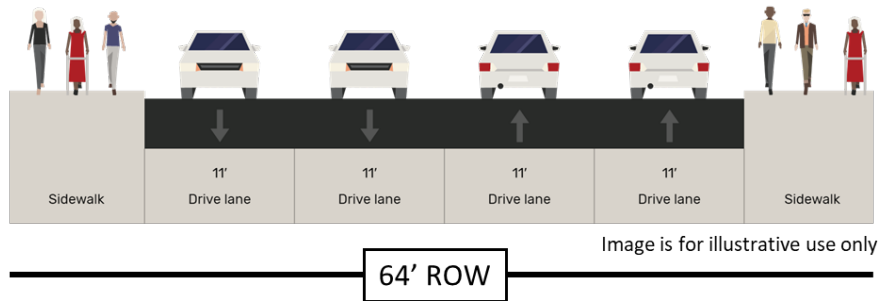


Existing Cross-Sections

Existing Operations in the City Right-of-Way



Existing CBD Plan Proposed Designation, With and Without Center Turn-Lane



Proposed CBD Plan Amended Cross-Section, With and Without Parking

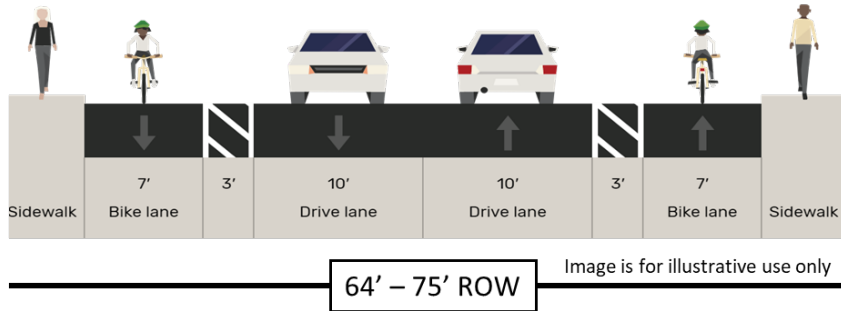


Image is for illustrative use only

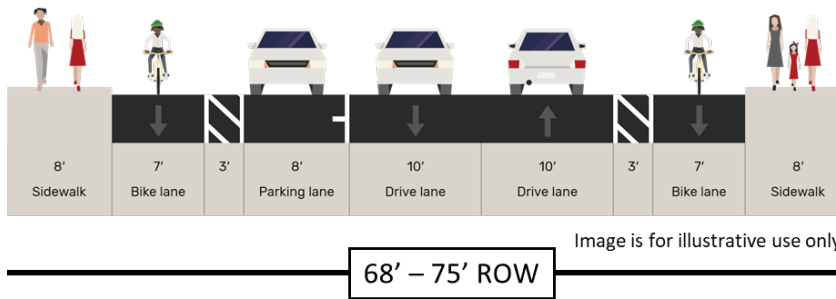


Image is for illustrative use only

LOCATION: Wood Street between Griffin Street and Field Street

COUNCIL DISTRICT: 2, 14

MAPSCO: 45P

PLANNER: Kimberly Smith

APPLICANT: Sante Fe IV Hotel LP

REPRESENTATIVE: MCRT Investments, LLC

REQUEST

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

BACKGROUND

Sante Fe IV Hotel LP, property owner on the south side of Wood Street west of Field Street, has requested an amendment to the City of Dallas Central Business District Streets and Vehicular Circulation (CBD) Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement. Staff is also requesting to update the existing right-of-way and pavement description to reflect the existing conditions. This section of Wood Street currently exists as varying right-of-way, with most of the section either 50 feet of right-of-way and 36 feet of pavement or 69 feet of right-of-way and 37 feet of pavement, the latter at the intersection of Wood Street and Griffin Street. The proposed change would modify the CBD Plan to 60 feet of right-of-way; this would be 30 feet of right-of-way on either side of the established centerline, and the existing 36 feet of pavement curb-to-curb. Under the proposed amendment, there would be 12 feet of parkway on either side of the road in the public right-of-way, and the developer is proposing to allocate an additional two to three feet of space on their property for a total of 14 to 15 feet of pedestrian space.

The proposed reduction of the right-of-way would be to accommodate the proposed residential development of the applicant's property. They are proposing to replace the existing 314-space surface parking lot with a phased 641-unit high-rise residential development.

STAFF RECOMMENDATION

Staff recommends approval to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and

36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

CONTACT PERSON:

Kimberly Smith, Thoroughfare Plan Supervisor, Kimberly.Smith@dallas.gov
Kathryn Rush, Chief Planner, Kathryn.Rush@dallas.gov

MAP

Attached

FACT SHEET

PROPOSED CPC AGENDA: July 20, 2023

PROPOSED COUNCIL AGENDA: September 13, 2023

APPLICANT: Sante Fe IV Hotel LP

REPRESENTATIVE: MCRT Investments, LLC

REQUEST

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

BACKGROUND:

- Existing Central Business District Streets and Vehicular Circulation Plan table

| Street | Limits | Existing ROW* / Pavement | Proposed ROW* / Pavement | Proposed Operation |
|---------------------|------------------|--------------------------|--------------------------|------------------------------------|
| Wood | Griffin to Field | 80 / 41 | 80 / 36 | 1-lane westbound; 1-lane eastbound |
| *ROW – right-of-way | | | | |

- Amendment proposed to the Central Business District Streets and Vehicular Circulation Plan table

| Street | Limits | Existing ROW* / Pavement | Proposed ROW* / Pavement | Proposed Operation |
|---------------------|------------------|--------------------------|--------------------------|------------------------------------|
| Wood | Griffin to Field | 55 / 36 | 60 / 36 | 1-lane westbound; 1-lane eastbound |
| *ROW – right-of-way | | | | |

- Wood Street between Field Street and approximately 100 feet east of Griffin Street: the existing right-of-way is 50 feet and existing pavement is 36 feet curb-to-curb
- Wood Street between approximately 100 feet east of Griffin Street and Griffin Street: the existing right-of-way is 69 feet and existing pavement is 37 feet curb-to-curb

- Existing sidewalk is five feet wide with obstructions on south side of Wood, and six feet wide on the north side
- Proposed development is currently a 314-space surface parking lot
- Developer is proposing 12 feet of sidewalk in the public right-of-way and two to three feet on private property, providing 14-15 feet of pedestrian space
- Developer is proposing a phased high-rise residential development with 641 units
- 208 property owners are in the notification area

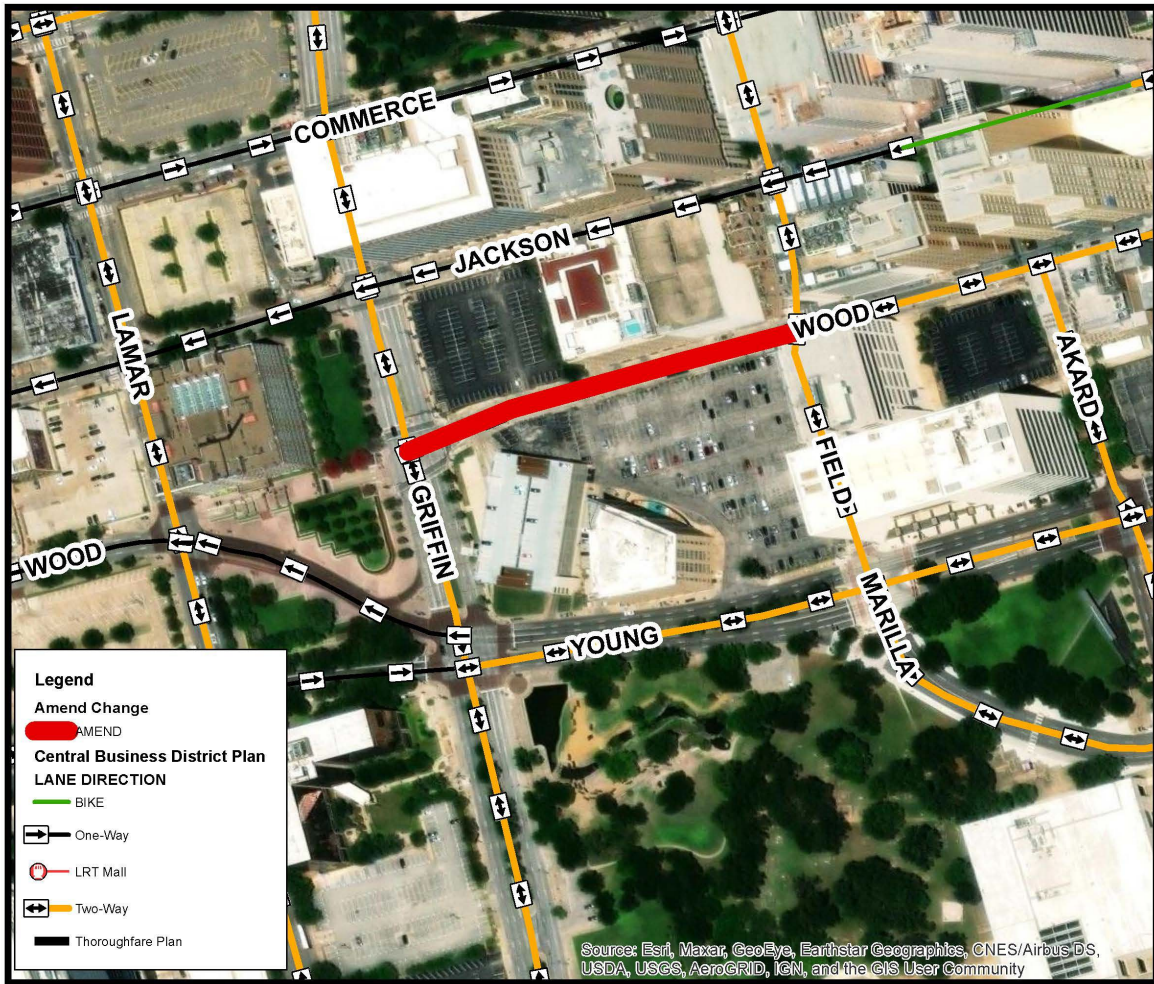
Wood Street

Griffin Street to Field Street

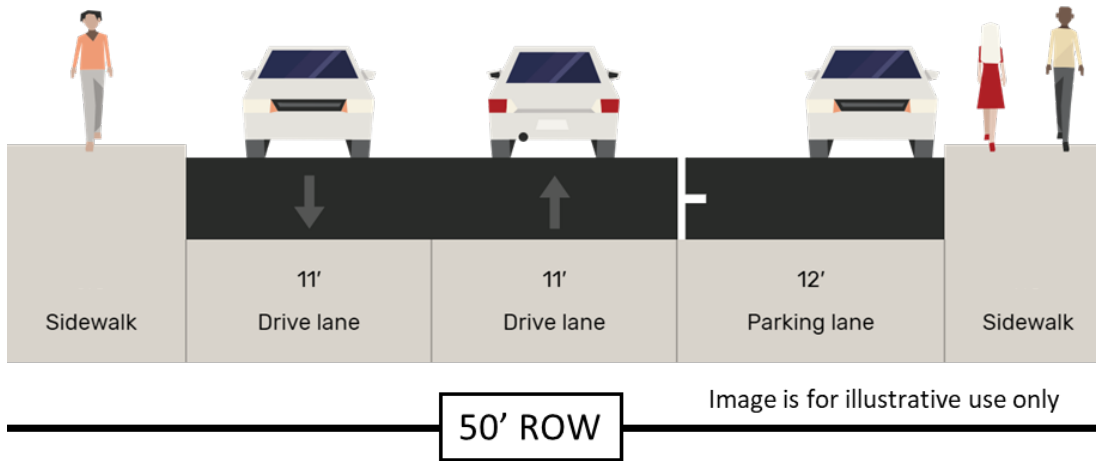
Council District: 2 & 14
MAPSCO: 45P



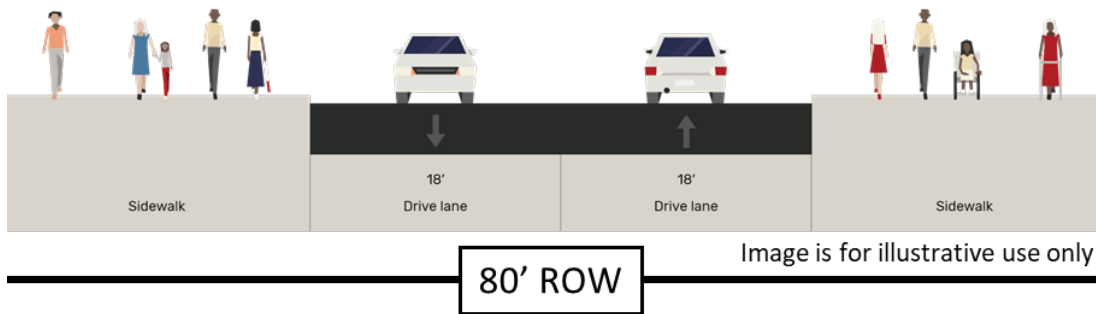
Central Business District Streets and
Vehicular Circulation Plan Amendment Map



Existing Cross-Section



Existing CBD Plan Proposed Designation



Proposed CBD Plan Amended Cross-Section

