

Memorandum



CITY OF DALLAS

DATE April 3, 2015

TO Honorable Mayor and Members of the City Council

SUBJECT **Revised Agenda Item #60 - Wynnewood Urban Design Guide
April 8, 2015 Council Agenda**

Attached is the revised Agenda Information Sheet (AIS) and Resolution for Agenda Item #60 Wynnewood Urban Design Guide.

Should you have any questions or need additional information, please let me know.

A handwritten signature in black ink that reads "Theresa O'Donnell".

Theresa O'Donnell, Chief Planning Officer
Planning & Neighborhood Vitality

Attachments

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: April 8, 2015
COUNCIL DISTRICT(S): 1
DEPARTMENT: Planning and Neighborhood Vitality
CMO: A. C. Gonzalez, 670-3297
MAPSCO: 54 L, P, Q, T, U

SUBJECT

A public hearing to receive comments regarding ~~adoption~~ acceptance of The Wynnewood Urban Design Guide, which defines issues, goals and recommendations related to urban design and planning as well as providing an implementation guide for future development in the area generally bounded by South Vernon Avenue to the west, Bancroft Drive, the alleyway south of Bizerie Avenue, Heyser Drive and Pratt Street to the north, Brookhaven Drive to the east and West Illinois Avenue to the south and a resolution adopting the guidelines - Financing: No cost consideration to the City

BACKGROUND

The Parks at Wynnewood is an apartment home community in South Oak Cliff first opened over 60 years ago. In 1995, it was restored, and became restricted to only low-income tenants for 404 of its 408 units.

On June 13, 2012, Resolution No. 12-1589, amended terms of a 1993 housing redevelopment loan for the Parks at Wynnewood with Bank of America Community Development Corporation and Central Dallas Community Development Corporation. The City's approval of the loan modification requires that Bank of America: 1) provide an equal or greater number of affordable senior housing and low-income multi-family units as are now provided (404) on the 48 acre property on a smaller footprint over three (3) separate phases of redevelopment; 2) hold the remaining acreage for market rate development and; 3) reimburse the city for up to \$125,000 for master planning and developing an urban design strategy for the Parks at Wynnewood and the Wynnewood Village Shopping Center.

On July 21, 2012, the Dallas CityDesign Studio convened Parks at Wynnewood residents, residents from adjacent neighborhoods and other stakeholders for a charrette to discover views on opportunities, challenges and priorities in the focus area.

BACKGROUND (continued)

Following the charrette, neighborhood meetings were held to discuss and confirm the discoveries documented from the charrette.

On November 3, 2013, the Studio convened stakeholders for a design charrette to establish the location for Phase II and determine the type of density of the development over the remaining site. Over the next several months, the ideas were vetted through stakeholder meetings. The workshops and series of community meetings helped to reveal a complete vision for the future of the Parks at Wynnewood and Wynnewood Village.

Through extensive studies and 2 design workshops and 12 community meetings with involvement of over 160 participants, the Dallas CityDesign Studio arrived at their recommendations. On April 2014, a recommendation for the preferred location, type and density for Phase III was presented to the owners of the Parks at Wynnewood that included design objectives relating to streets, parks and open space and architecture provided to ensure a desired level of performance in the public realm. In September 2014, a similar set of design objective accompanied the vision for a more integrated, sustainable and desirable Wynnewood Village. The CityDesign Studio documented each workshop and recommendation, which has been included in the final product, The Wynnewood Urban Design Guide.

The guide has been created to steward the community and stakeholders' vision for Wynnewood. It is a tool intended to guide the future development of The Parks at Wynnewood. And, as development continues in the Parks at Wynnewood, as market rate development is planned in the future for the remainder of this land, and should Wynnewood Village want to redevelop, this guide will help guide their design and development.

The guide is intended to be used by community members, stakeholders, property owners, developers and their design team, and city administrators. The book includes recommendations for locating new development and the key design objectives that should be met with respect to all new development and surrounding public space. It should be used as a tool for informing, and guiding all future development decisions in the study area.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 13, 2012, Resolution No. 12-1589, amended terms of a 1993 housing redevelopment loan for the Parks at Wynnewood with Bank of America Community Development Corporation and Central Dallas Community Development Corporation which included an agreement that the Developer will reimburse the City for up to \$125,000 for master planning for the Parks at Wynnewood and the Wynnewood Village shopping center.

On March 4, 2013, the Housing Committee was briefed regarding The Wynnewood Urban Design Guide.

On September 11, 2014, the Urban Design Committee reviewed The Wynnewood Urban Design Guide.

On October 30, 2014, the Urban Design Committee took action regarding The Wynnewood Urban Design Guide.

On December 18, 2014, the City Plan Commission was briefed regarding The Wynnewood Urban Design Guide.

On January 22, 2015, the City Plan Commission recommended approval of The Wynnewood Urban Design Guide.

On March 2, 2015, the Housing Committee was briefed on The Wynnewood Urban Design Guide.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached.

Memorandum



CITY OF DALLAS

DATE April 2, 2015

TO Honorable Mayor and Members of the City Council

SUBJECT **US Conference of Mayors/Miracle Gro**

On Tuesday, April 7th, the US Conference of Mayors and ScottsMiracle-Gro will present the La Bajada Urban Youth Farm with a 2015 GRO1000 Gardens and Green Spaces Award. **The ceremony will take place at 2:00 PM at the La Bajada Urban Youth Farm Site at 3232 Bataan.** Please join us if your schedule allows.

The La Bajada Urban Youth Farm is new project whose partners have taken a 4.5 acre parcel of vacant land and are creating an educational, recreational and agricultural zone for the La Bajada neighborhood in West Dallas. This triangle of land, located at the foot of the new Margaret Hunt Hill bridge, rests between the east-west thoroughfare (Singleton Avenue) off the bridge, the Trinity levee (Canada Drive) to the north and east, and by Sylvan Avenue on its west side. The Youth Farm was developed through a partnership with the University of Texas at Arlington (UTA) School of Architecture, the West Dallas Community Centers, Paul Quinn College, the City of Dallas, community schools, and private donors.

ScottsMiracle-Gro launched GRO1000 in 2011 to create 1,000 gardens and green spaces in the U.S., Canada and Europe by 2018, the Company's 150th anniversary. Through the partnership with the US Conference of Mayors, the initiative helps cities maintain a leadership role in stewardship and development of our nation's green spaces, and recognizes outstanding leadership, innovative solutions, and model green space initiatives and best practices.

Should you have any additional questions, or require additional information, please contact Brett Wilkinson, Managing Director of Intergovernmental Services, at 214-670-5797.



A.C. Gonzalez
City Manager

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TO The Honorable Mayor and Members of the City Council

SUBJECT Community Development Commission FY 2013-14 Annual Report

The FY 2013-14 Annual Report was approved by the Community Development Commission on Monday, March 16, 2015 and is available online on the Office of Financial Services webpage at the following link:

http://dallascityhall.com/departments/officefinancialservices/DCH/Documents/AnnualReport2013_14.pdf

Please let me know if you need additional information.

A handwritten signature in blue ink that reads "Jeanne Chipperfield".

Jeanne Chipperfield
Chief Financial Officer

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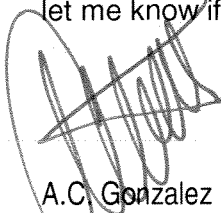
TO Honorable Mayor and Members of the City Council

SUBJECT **Interim Appointment of Assistant Director of Mobility Planning**

I would like to inform you that Keith Manoy will retire from the City of Dallas on April 14, 2015. Mr. Manoy has served the citizens of Dallas for the last 26 years, most recently as Assistant Director of Mobility Planning in the Department of Planning and Neighborhood Vitality. He has been a valuable resource to the City and played a key role in a number of important transportation initiatives. He will be greatly missed, but I'm sure you will join me in wishing him the very best in the next chapter of his life and career.

Effective April 15, 2015, Tanya Brooks will be appointed as Interim Assistant Director of Mobility Planning. Ms. Brooks has served with the City of Dallas for about 16 years, most recently as Chief Planner of Mobility Planning. Ms. Brooks will also be assisted in her interim role by John Brunk, particularly on matters related to coordination with the Regional Transportation Council (RTC). Mr. Brunk formerly held the position of Assistant Director of Transportation Planning for many years prior to his retirement. He is currently serving as a contracted consultant with the City of Dallas for the Office of Inter-Governmental Services.

I am confident that this interim assignment will ensure maintenance of the continuity of our various ongoing transportation planning initiatives during this period of transition. We will undertake an executive search within the next few weeks to fill Mr. Manoy's position. Please let me know if you need further information.



A.C. Gonzalez
City Manager

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- Theresa O'Donnell, Chief Planning Officer
- Elsa Cantu, Assistant to the City Manager – Mayor & Council

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CITY OF DALLAS

DATE April 3, 2015

TO The Honorable Mayor and Members of the City Council

SUBJECT Bloomberg Philanthropies Awards to Dallas Arts Organizations

Yesterday, Bloomberg Philanthropies announced cities included in the nationwide expansion of their Arts Innovation and Management program, a two-year initiative to distribute \$30 million dollars of unrestricted general operating support to nearly 300 small and mid-sized arts organizations. Dallas is one of six cities in which arts organizations are being invited to take part. The five other cities with selected organizations are Boston, Chicago, Detroit, Los Angeles and San Francisco.

The program is designed to strengthen the organizations by improving management and fundraising practices, growing audiences, and enhancing board member engagement. The organizations invited to participate were chosen by Bloomberg Philanthropies, and will be required to meet several requirements for participation such as providing matching funds, ensuring board participation, and reporting relevant data. They will also participate in workshops, consultations, and trainings designed to further strengthen the organizations and foster long-term success.

All of the Dallas organizations being invited to participate have worked with or are currently supported in some way by the City of Dallas through the Office of Cultural Affairs. OCA will work with Bloomberg, the invited organizations, and our other Dallas partners to take full advantage of this transformational opportunity for our arts community and our City.

We will inform you when the list of participants is announced. This is an incredible honor and opportunity for our City and its arts organizations. We extend our thanks to Bloomberg Philanthropies and our congratulations to the invited organizations.

Please contact me if you have any questions.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata
Assistant City Manager

Attachment

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Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council
David Fisher, Interim Director, Office of Cultural Affairs



BLOOMBERG PHILANTHROPIES TO INVEST \$30 MILLION IN ARTS AND CULTURAL ORGANIZATIONS IN SIX CITIES NATIONWIDE

April 2, 2015 — New York, NY — Bloomberg Philanthropies today announced the nationwide expansion of the Arts Innovation and Management (AIM) program, formerly known as the Arts Advancement Initiative. The invitation-only program seeks to strengthen nearly 300 small- and mid-sized organizations within six cities: Boston, Chicago, Dallas, Detroit, Los Angeles and San Francisco. Through the two-year initiative, Bloomberg Philanthropies will offer \$30 million of unrestricted general operating support. It will also include arts management training in fundraising, audience development and board member engagement.

“Nonprofit arts groups do so much to help cities thrive, but they often face major funding challenges. Effective management and fundraising practices are absolutely critical for arts organizations, especially those with small budgets,” said Michael R. Bloomberg. “These grants will help arts groups make the most of their resources, reach more people, and have an even bigger impact on their communities.”

Piloted in New York City, Bloomberg Philanthropies supported 245 grantees through AIM from 2011-2013. Participating organizations reported improvements in audience development, board engagement and fundraising over the two-year program:

- **Audience development:** 79% reached new audiences through targeted marketing campaigns and social media.
- **Board engagement:** 95% improved board member engagement by adding new members and/or increasing board giving.
- **Fundraising:** 88% leveraged the grant to secure new contributions from donors.

All organizations invited to participate are locally or internationally recognized nonprofits that have been in existence for at least two years. Grantees will be required to secure matching funds; reach 100% board participation in fundraising; and maintain up-to-date information in the Cultural Data Project, an online financial management tool that assists arts organizations across the country to collect, learn from, and use data effectively. The grants will be unrestricted so that recipients can use them to address their greatest needs. Invitation letters are being distributed to organizations beginning today.

Bloomberg Philanthropies will partner with the DeVos Institute of Arts Management at the University of Maryland to develop curricula and conduct trainings for the AIM program in each city. The comprehensive workshops will engage organizations around activities that strengthen their long-term health and goals and will include consultations and implementation support for arts managers and their boards.

About the DeVos Institute of Arts Management

The DeVos Institute has served more than 1,000 organizations from over 80 countries since Michael M. Kaiser founded it during his tenure as President of the John F. Kennedy Center for the Performing Arts in Washington, D.C. The Institute has designed its services to assist a wide range of institutions, from traditional performing and presenting organizations, museums and galleries, arts schools and libraries, to botanical gardens, glass-making studios, public art trusts, and non-profit cinemas, to name a few. The DeVos Institute transferred its activities and offices from the Kennedy Center to the University of Maryland in September 2014. The move enables the Institute to expand its global training and consulting programs, enhance its fellowships for North American and international arts managers within the context of a major educational institution, and create a Master's program that leverages both University and Institute resources.

About Bloomberg Philanthropies

Bloomberg Philanthropies' mission is to ensure better, longer lives for the greatest number of people. The organization focuses on five key areas for creating lasting change: Public Health, Environment, Education, Government Innovation and the Arts. Bloomberg Philanthropies encompasses all of Michael R. Bloomberg's charitable activities, including his foundation and his personal giving. In 2014, Bloomberg Philanthropies distributed \$462 million. For more information, please visit bloomberg.org or follow us on [Facebook](#), [Instagram](#) and [Twitter @BloombergDotOrg](#).

Contact: Bloomberg Philanthropies, Meghan Womack, +212-205-0176,
meghan@bloomberg.org