

QUALITY OF LIFE & ENVIRONMENT COMMITTEE  
DALLAS CITY COUNCIL COMMITTEE AGENDA

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CITY SECRETARY  
DALLAS, TEXAS

MONDAY, OCTOBER 24, 2016  
CITY HALL  
COUNCIL BRIEFING ROOM, 6ES  
1500 MARILLA ST.  
DALLAS, TEXAS 75201  
9:00 A.M. – 11:00 A.M.

**Chair**, Councilmember Sandy Greyson  
**Vice-Chair**, Councilmember Tiffinni A. Young  
Councilmember Rickey D. Callahan  
Councilmember Mark Clayton  
Councilmember Philip T. Kingston  
Councilmember B. Adam McGough

Call to Order

1. Approval of October 10, 2016 Minutes

**BRIEFINGS**

2. Smart Growth for Dallas

Robert Kent  
*North Texas Area Director  
The Trust for Public Land*

Lizzie MacWillie  
*Senior Design Manager  
bcWORKSHOP*

Matt Grubisich  
*Operations Director & Urban  
Forester, The Texas Trees  
Foundation*

3. Temporary Retail Uses

David Cossum  
*Director, Sustainable  
Development and Construction*

**BRIEFING MEMO**

4. Upcoming Agenda Items from Park & Recreation Department

A quorum of the City Council may attend this Council Committee meeting

**UPCOMING AGENDA ITEM**

5. **OCTOBER 26, 2016**

- A. Agenda Item #5 -Authorize a three-year professional services contract, with two one-year renewal options, for spay/neuter services - Spay Neuter Network, most qualified respondent of three - Not to exceed \$2,037,978 - Financing: Current Funds (subject to annual appropriations)

Adjourn



Sandy Greyson, Chair  
Quality of Life & Environment Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

**Handgun Prohibition Notice for Meetings of Government 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."

# Quality of Life & Environment Committee Meeting Record

**Meeting Date:** October 10, 2016

**Convened:** 9:03 AM

**Adjourned:** 10:37 AM

**Members Present:**

Sandy Greyson (Chair)  
Tiffinni A. Young (Vice-Chair)  
Rickey D. Callahan  
Mark Clayton  
Philip T. Kingston  
B. Adam McGough

**Members Absent:**

**Council Members Present:**

Deputy Mayor Pro Tem Erik Wilson  
Casey Thomas II

**Briefing Presenters**

Robert Sherwin  
Deputy Chief, Dallas Police  
Department

**Staff Present:**

Anne Adiele, Barbara Hobbs, Casey Burgess, Ann Barnes, Tammy Palomino, Joey Zapata

**Guests:**

**AGENDA:**

1. **Approval of September 26, 2016 Minutes**

**Presenters**

**Information Only:**

**Action Taken/Committee Recommendation(s):**

A motion was made to approve the minutes of September 26, 2016.

**Motion made by:** Phillip T. Kingston

**Motion seconded by:** Mark Clayton

**Item passed unanimously:**

**Item passed on a divided vote:**

**Item failed unanimously:**

**Item failed on a divided vote:**

**2. Continuation of Discussion on Animal Services Enforcement: Implementation Plan for BCG Strategic Recommendations on Loose Dogs**

**Presenter(s):** Robert Sherwin

**Information Only**

The Committee continued its discussion on the Dallas Animal Services (DAS) budget and action plan for implementation of BCG priority recommendations to improve public safety and animal welfare, which was briefed on September 26, 2016.

The Committee requested an update by memorandum on illegal dumping surveillance cameras and enforcement.

The Committee recommended ending an online survey on Dallas Animal Services' mission statement and considered the options for new mission statements provided in the briefing.

The Committee requested an update briefing in December 2016.

**Action Taken/Committee Recommendation(s):** A motion was made to recommend option A in the briefing as the revised mission statement for Dallas Animal Services.

**Motion made by:** Rickey D. Callahan

**Motion seconded by:** Tiffinni A. Young

**Item passed unanimously:**

**Item passed on a divided vote:**

**Item failed unanimously:**

**Item failed on a divided vote:**

**Motion opposed by:** Mark Clayton, Philip T. Kingston, and B. Adam McGough

**Action Taken/ Committee Recommendation:** A motion was made to recommend option D in the briefing as the revised mission statement for Dallas Animal Services.

**Motion made by:** Philip T. Kingston

**Motion seconded by:** B. Adam McGough

**Item passed unanimously:**

**Item passed on a divided vote:**

**Item failed unanimously:**

**Item failed on a divided vote:**

**Motion opposed by:** Rickey D. Callahan and Tiffinni A. Young



3. **Upcoming Agenda Items**

**Presenter(s):**

**Information Only:**

Information about upcoming items on the October 11, 2016 Council Agenda was included in the briefing materials.

CM Kingston requested to have agenda item number 32 deferred to a later date and return as a briefing to the Committee.

The Chair requested for the operator of the Elm Fork gun range to be in attendance during this future briefing.

**Action Taken/Committee Recommendation(s):**

The Committee recommended the deferral of agenda item number 32 for 30 days so that it can be briefed to the Committee

**Motion made by:**

**Motion seconded by:**

**Item passed unanimously:**

**Item passed on a divided vote:**

**Item failed unanimously:**

**Item failed on a divided vote:**

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**Councilmember Sandy Greyson**

Chair

# Memorandum



CITY OF DALLAS

DATE October 21, 2016  
TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),  
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough  
SUBJECT **Smart Growth for Dallas**

On Monday, October 24, 2016, you will be briefed on Smart Growth for Dallas. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink, appearing to read 'Willis Winters'.

Willis C. Winters, FAIA, Director  
Park and Recreation Department

c: A.C. Gonzalez, City Manager  
Larry Casto, 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  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

# Smart Growth *for* Dallas

*Data-driven decisions for the future of Dallas'  
parks, open spaces, and green infrastructure*

Quality of Life Committee Briefing  
October 24, 2016



# Agenda

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## I. Program Overview

## II. Presentation of Phase I Deliverables

*a) Citywide maps and analysis*

*b) High-priority opportunities for creation of new parks, and redevelopment or expansion of current parks*

## III. Next Steps

*a) Expanded GIS Analysis*

*b) Urban Heat Island Analysis*

*c) Community Engagement*

# I. PROGRAM OVERVIEW

# About The Trust for Public Land

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The Trust for Public Land works across the country to create new parks and protect land for people, ensuring healthy, livable communities for generations to come.

Since our founding in 1972, we've created and protected more than 5,000 special places across the country. More than 7 million people live within a 10-minute walk of a place that we have created or protected. We have helped generate nearly \$60 billion in public funding for parks and natural areas through ballot measures supported by nearly 100 million voters in 37 states.

# About Our Partners

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The buildingcommunityWORKSHOP is a Texas based nonprofit community design center seeking to improve the livability and viability of communities through the practice of thoughtful design and making. We enrich the lives of citizens by bringing design thinking to areas of our city where resources are most scarce.



The Texas Trees Foundation preserves, beautifies, and expands parks and other public natural green spaces, public streets, boulevards, and rights-of-way by planting trees and encouraging others to do the same through educational programs that focus on the importance of building and protecting the “urban forest” today as a legacy for generations to come.

WITH A GROWING  
POPULATION AND  
BOOMING ECONOMY,  
NORTH TEXAS STANDS  
ON THE CUSP OF A NEW  
ERA IN ITS HISTORY.



An aerial photograph of a city landscape. In the foreground, a multi-lane highway curves through the scene. To the right of the highway, there is a green park area with trees and a small blue pond. In the background, several tall skyscrapers are visible against a clear blue sky. The text is overlaid on the center of the image.

Through optimism and collaboration,  
our city is busy  
*re-creating*  
our public spaces in the most  
*extraordinary*  
ways imaginable.



BUT CHALLENGES STILL  
REMAIN...

# BUT CHALLENGES STILL REMAIN...

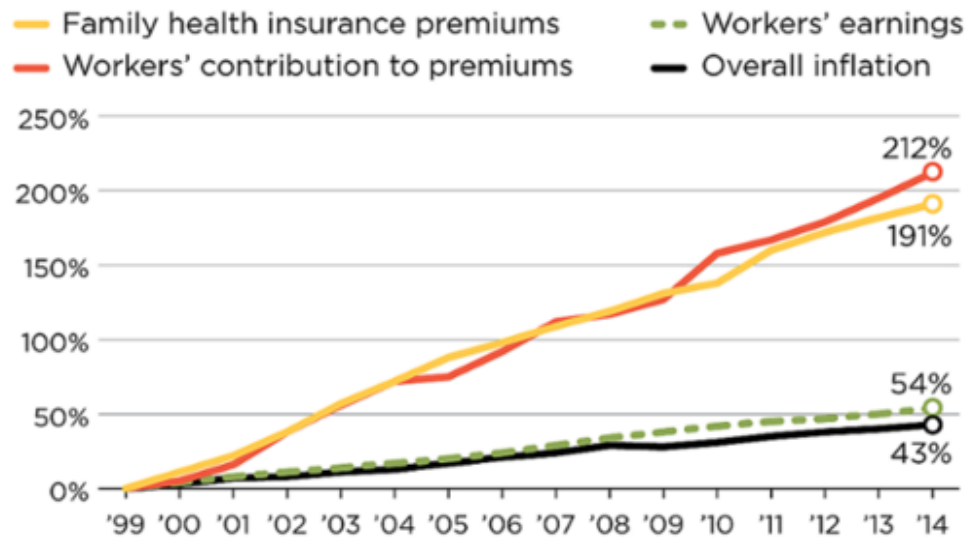
## The Dallas Morning News

### Texas workers' health insurance costs near highest in nation

#### Galloping U.S. health care costs

Cumulative increases in health insurance premiums, workers' contributions to premiums, inflation, and workers' earnings, 1999-2014

SOURCE: Kaiser/HRET Survey of Employer-Sponsored Health Benefits, 1999-2014; Bureau of Labor Statistics, Consumer Price Index, U.S. City Average of Annual Inflation (April to April), 1999-2014; Bureau of Labor Statistics, Seasonally Adjusted Data from the Current Employment Statistics Survey, 1999-2014 (April to April)



# The Dallas Morning News

## Dallas officials to get update on bike lanes, 'complete streets' efforts



2011 File Photo/David Woo

Lowest Greenville was the site of one of the most notable "complete streets" redos. The number of lanes has dropped, parking has been added, sidewalks widened and crosswalks enhanced.

# THE TEXAS TRIBUNE

In DFW, Struggle to Save Water and Prepare for Growth



# TexasMonthly

## Boom With A View

THE PERIL AND PROMISE OF BEING ONE OF THE FASTEST-GROWING CITIES IN TEXAS.

## The Dallas Morning News

## Poverty is eating at Dallas' core

DALLAS  
BUSINESS JOURNAL

## \$1B 'Plan for Growth' in South Dallas







An aerial photograph of a city, showing a complex network of roads and buildings, serves as the background. Overlaid on this is a Venn diagram consisting of three overlapping circles. The top circle is orange and labeled 'Social Challenges'. The bottom-left circle is green and labeled 'Environmental Challenges'. The bottom-right circle is yellow-green and labeled 'Economic Challenges'. The circles overlap in the center, and each overlaps with the other two.

**Social  
Challenges**

**Environmental  
Challenges**

**Economic  
Challenges**







Climate-Smart Cities:

# Smart Growth *for* Dallas

*Data-driven decisions for the future of Dallas'  
parks, open spaces, and green infrastructure*



TEXAS TREES  
FOUNDATION

# Climate-Smart Cities™ program: objectives

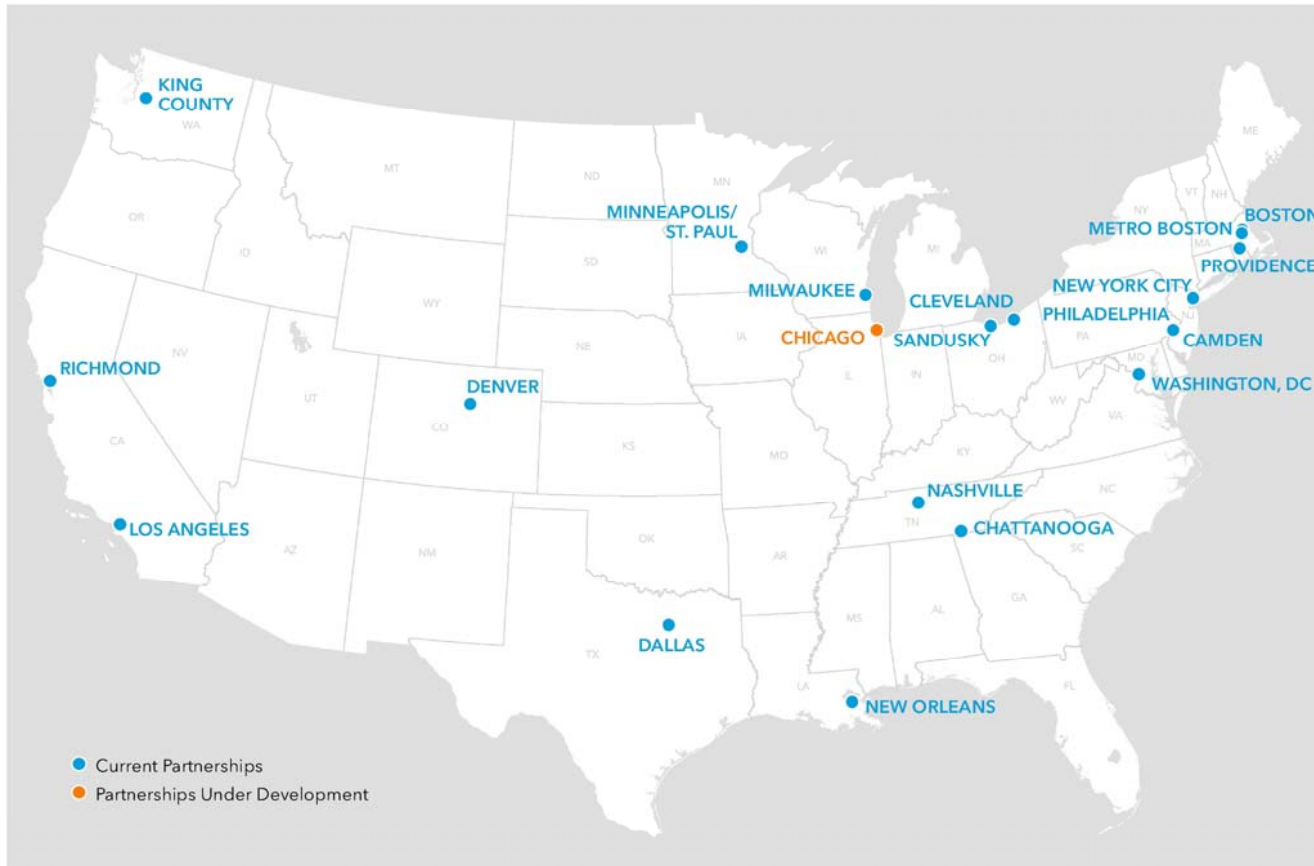
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This program uses four strategies to help cities improve their climate resiliency:



Through data, analysis, and mapping, we are helping cities identify key opportunities for using parks to improve their resilience to the challenges posed by a changing climate

# Climate-Smart Cities™ program



## Climate-Smart Cities Partnerships

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# Building on local success...

In collaboration with bcWORKSHOP, Texas Trees Foundation, and others, we developed *Smart Growth for Dallas* to be the “next step” that continues the work already underway in Dallas.

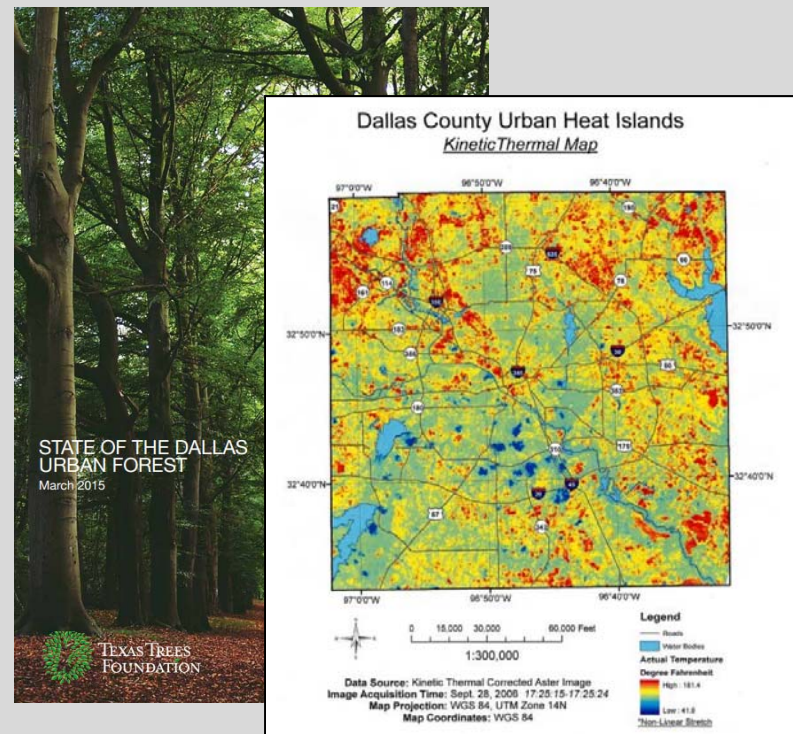
## bcWORKSHOP

### *Race and the Control of Public Parks*



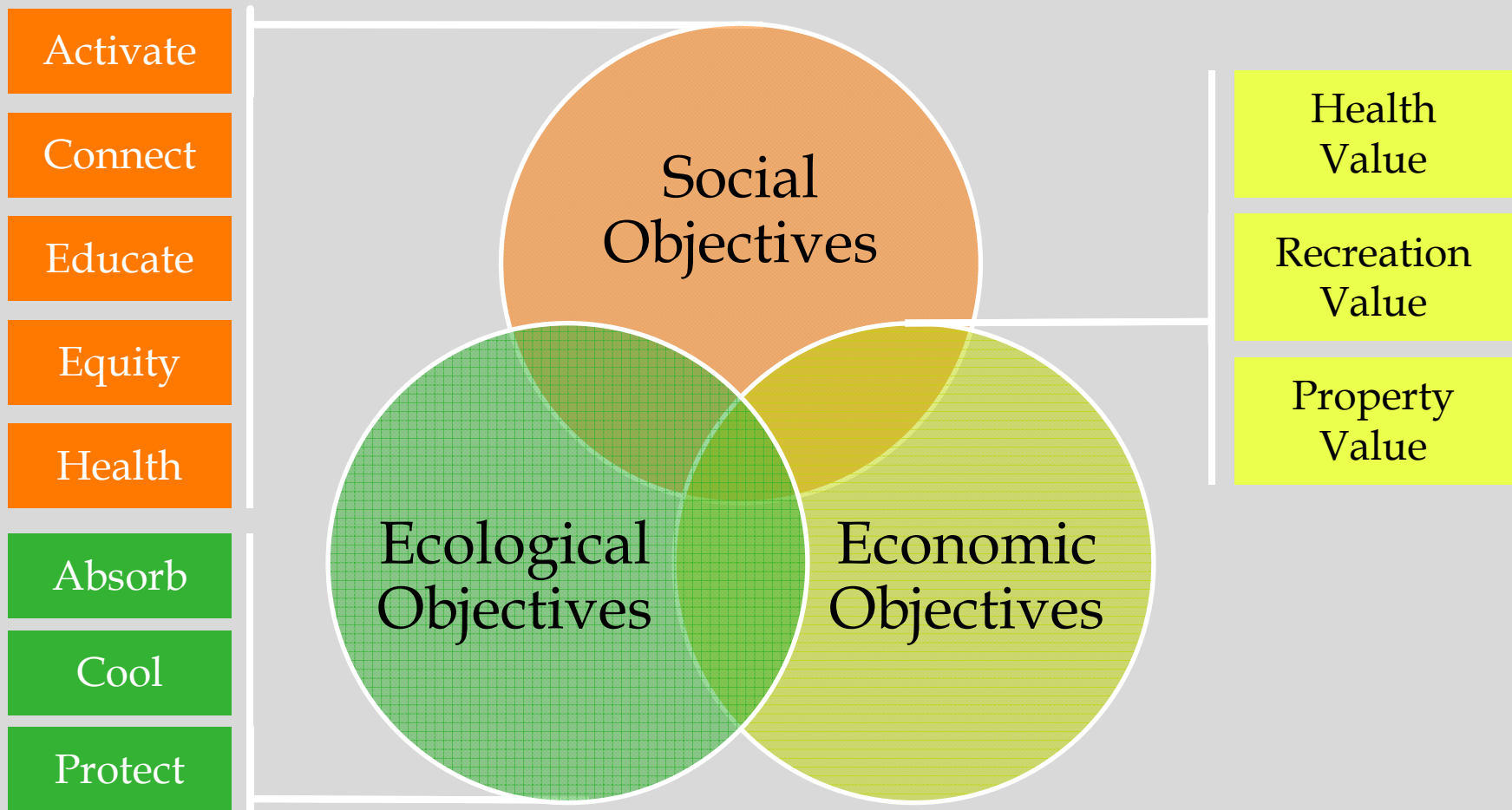
## Texas Trees Foundation

### *State of the Dallas Urban Forest*

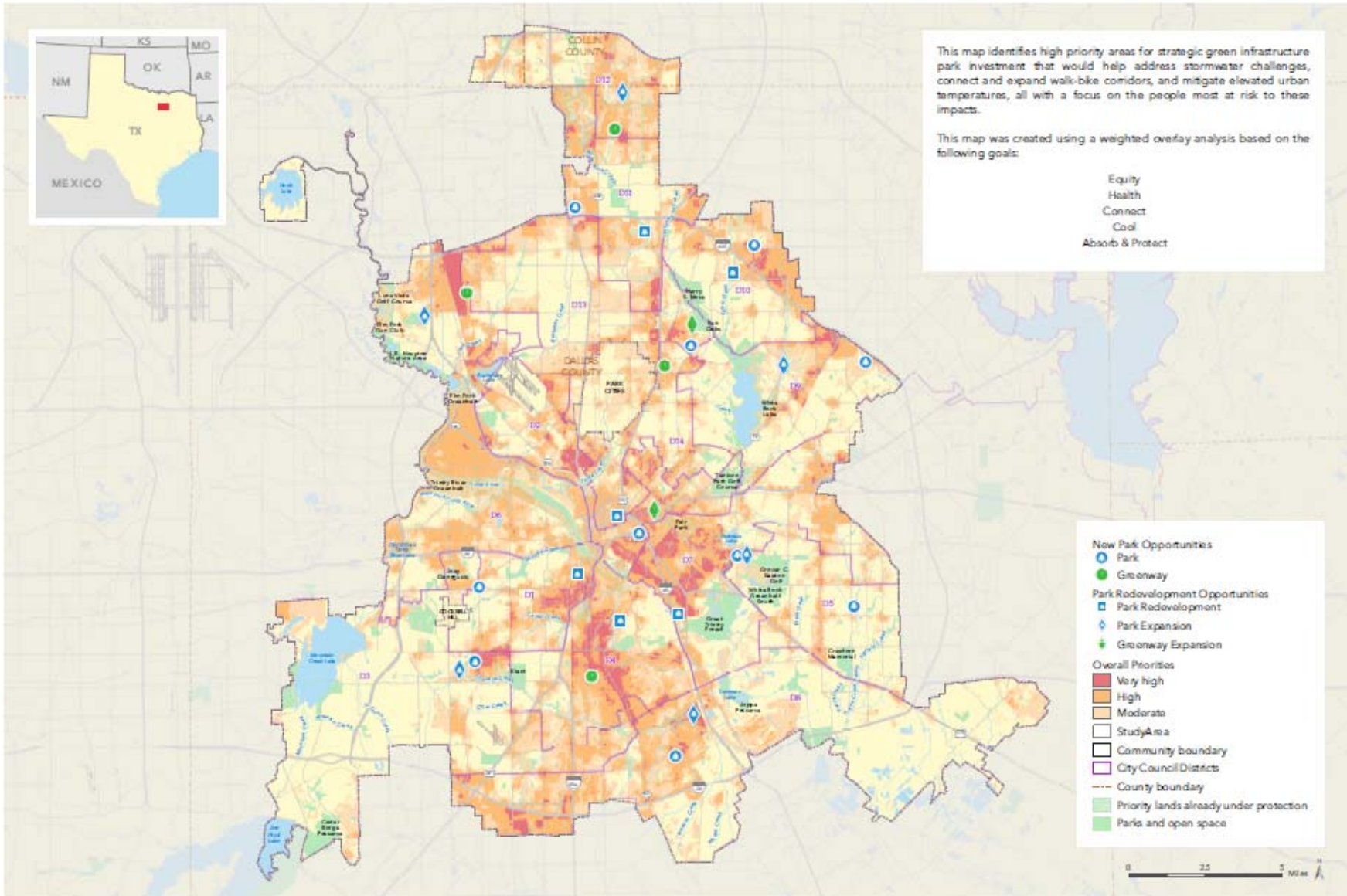


# Our “Triple Bottom Line” Strategy

*Parks about more than beauty and recreation. We’re using a “triple bottom line” strategy that evaluates potential parks sites in Dallas based on eleven different **economic, social, and ecological** objectives*







# Overall Priorities & Illustrative Opportunities

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

September 8, 2016 & Special thanks to the following data providers: US Bureau of the Census/AACS, Park and Hospital, City of Dallas, Texas Dept. of Transportation, Dallas Area Rapid Transit, Natural Resource Conservation Service/RS2BEO 2.2, USFWS, FEMA, Texas Trees Foundation. Copyright © The Trust for Public Land. The Trust for Public Land and The Trust for Public Land logo are federally registered marks of The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)

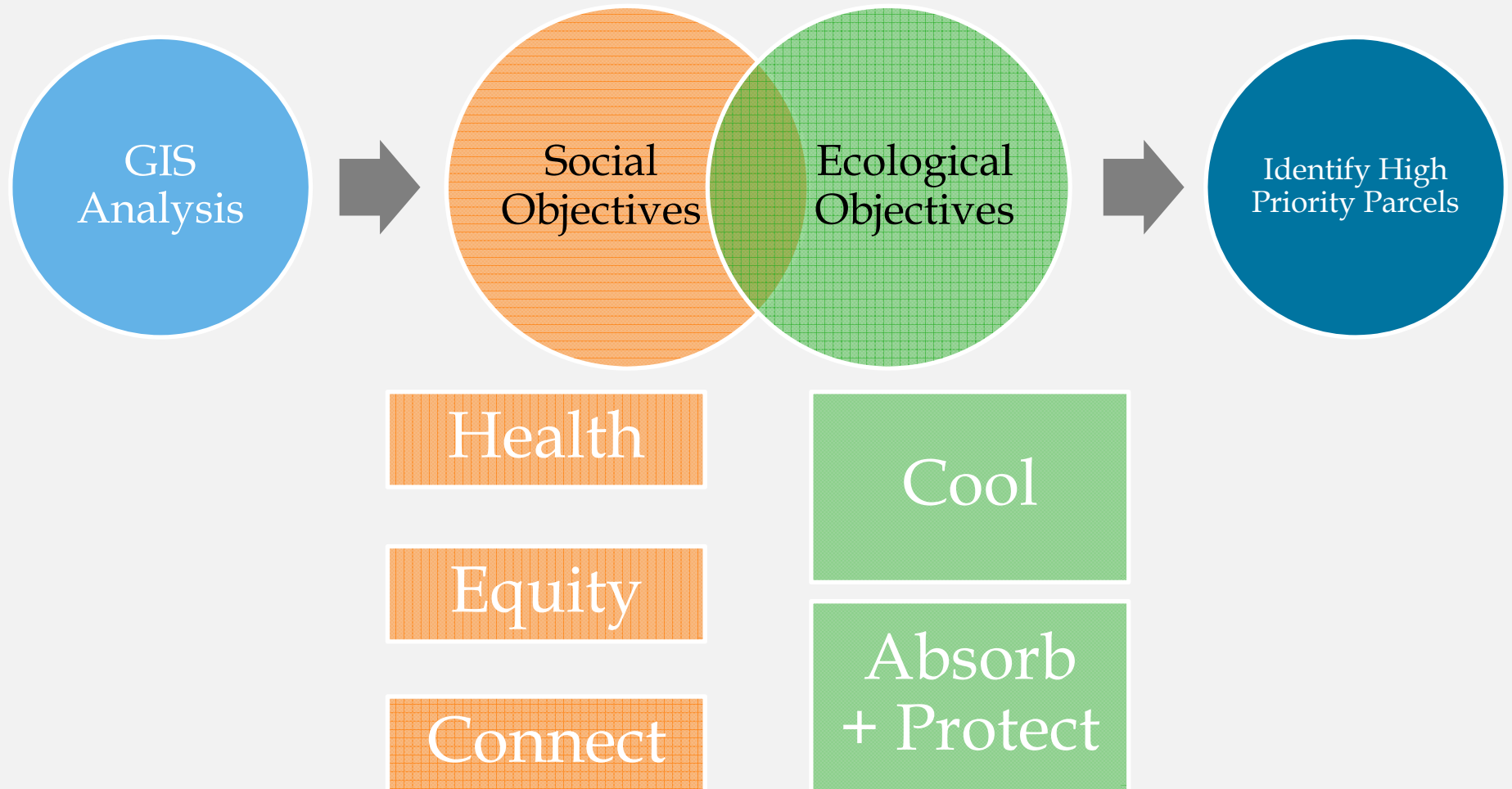


# II. PHASE I DELIVERABLES

## Citywide Maps and Analysis



# SMART GROWTH FOR DALLAS PHASE I ANALYSIS



# Phase I Ecological Objectives

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- **ABSORB & PROTECT**

Parks and open space can absorb stormwater and serve as a buffer between rivers and surrounding development, providing flood protection. Our analysis identifies locations where green asset investments, such as expanded tree canopy or strategic park design and location can absorb stormwater and protect development from flooding.

- **COOL**

Well-positioned green space and canopy cover can reduce ambient temperature by 5° to 10° F. Our analysis identifies areas of Dallas where parks and open space can reduce urban heat islands and cool nearby neighborhoods.

# Phase I Social Objectives

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- CONNECT

Many Dallas residents rely on biking paths, greenbelts, and linear parks for their daily transportation needs. Our analysis identifies areas where investments in cycling/pedestrian infrastructure can improve safety and improve connectivity between trails and transit.

- HEALTH

By creating opportunities for active recreation, parks and open spaces are able to improve the health of nearby residents. Our analysis identifies areas of Dallas where parks can help combat diabetes, heart disease, and asthma.

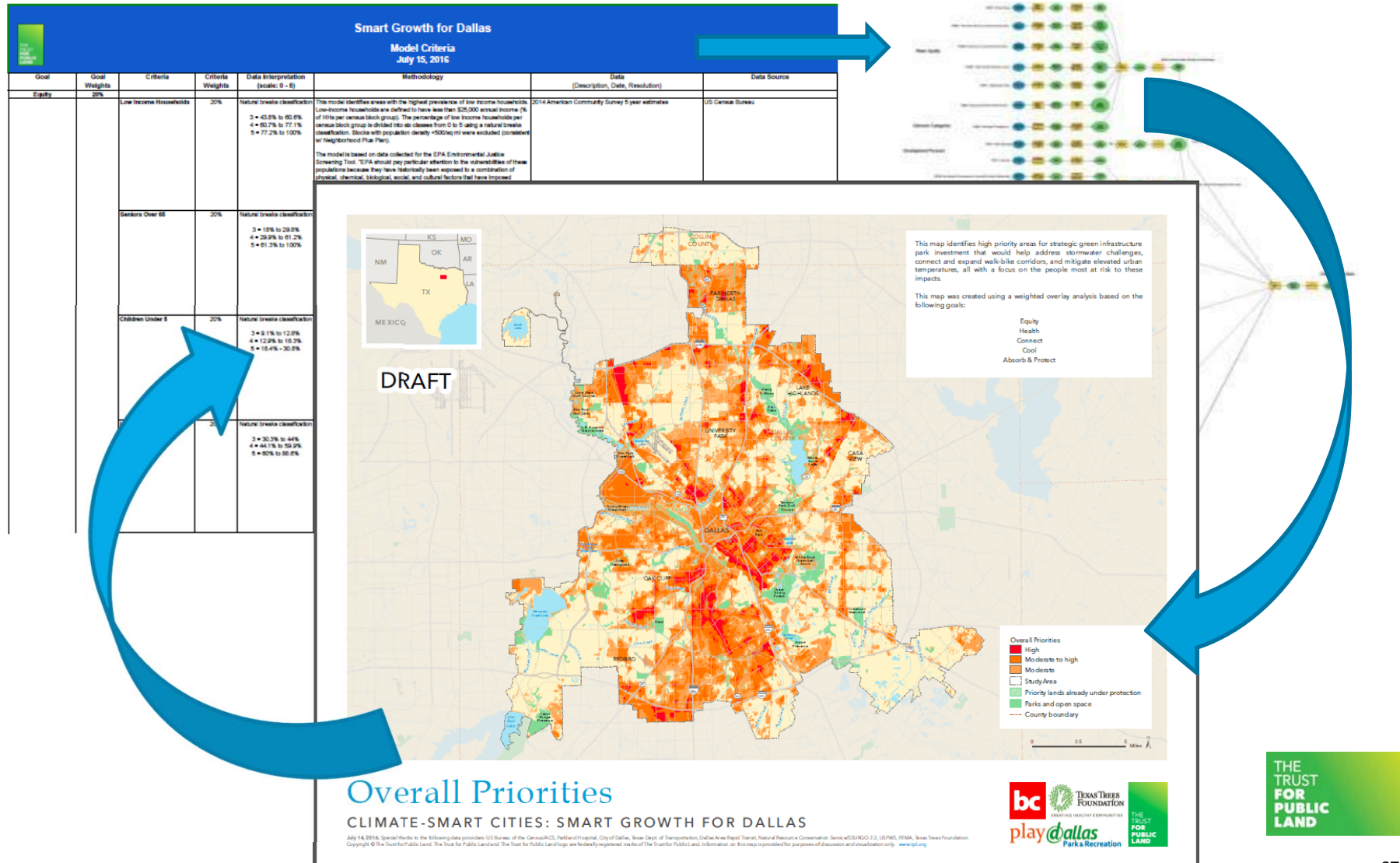
# Phase I Social Objectives *(continued)*

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- EQUITY

Parks are particularly important to neighborhoods with a high prevalence of low-income households, children, senior citizens, and residents with limited English-proficiency. For these groups, parks fill the need for common public space that may not be readily available in their neighborhoods. Our analysis identifies areas of Dallas where parks can provide common public space for these groups.

# Data-driven and strategic decisions



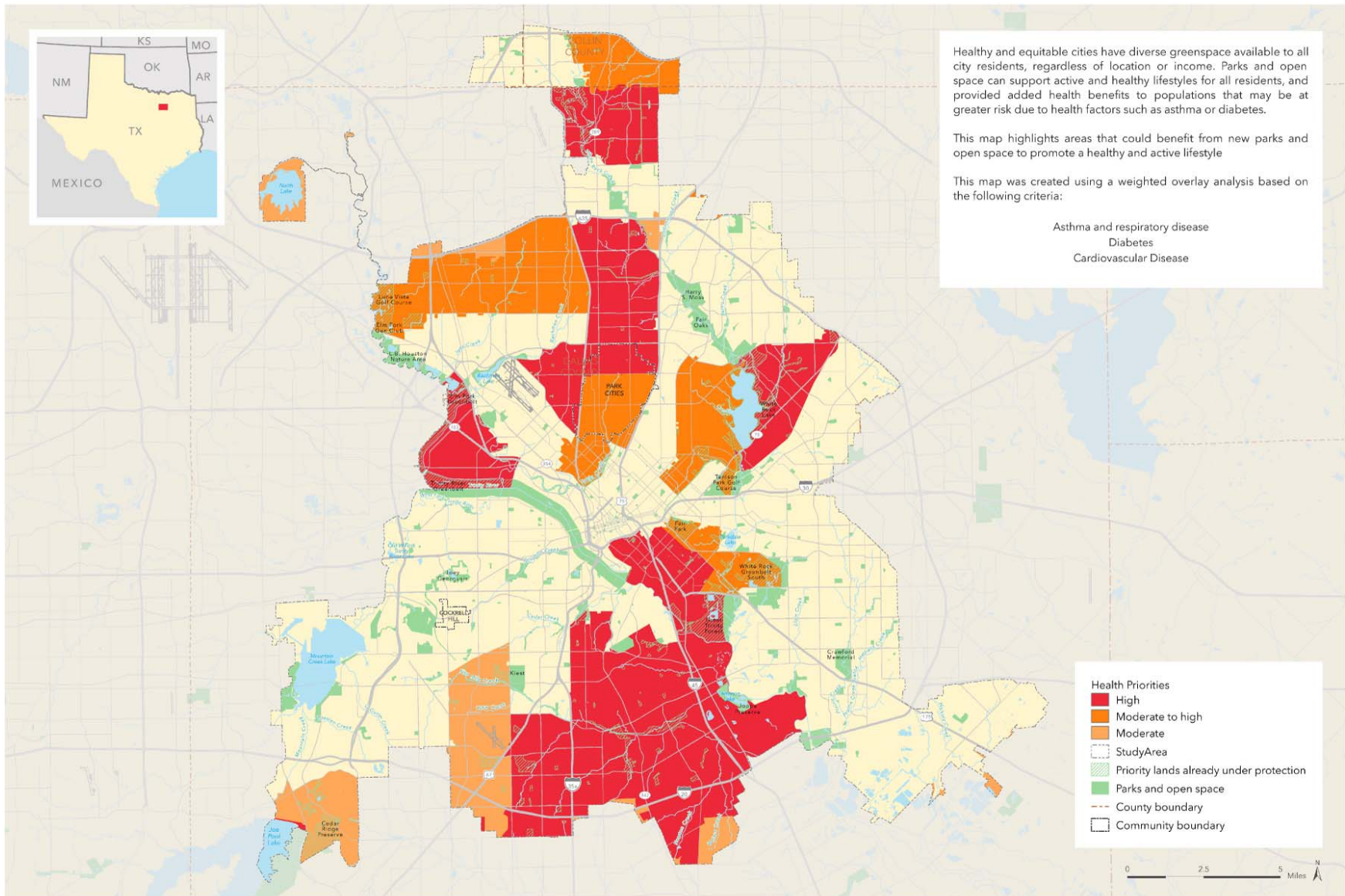
# Health

Increase access to active recreation in areas with high incidence of key public health challenges.

---

| Criteria                       | Description  |
|--------------------------------|--|
| Asthma and respiratory disease | % of people within a zip code affected by asthma, emphysema, chronic bronchitis or sinusitis                                   |
| Diabetes                       | % of people within a zip code affected by diabetes   |
| Cardiovascular Disease         | % of people within a zip code affected by angina, heart failure, coronary heart disease, heart attack, hypertension, or stroke |





# Health

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

August 17, 2016. Special thanks to the following data providers: City of Dallas, Truven Disease Prevalence by Zip Code - Parkland Hospital. Copyright © The Trust for Public Land. The Trust for Public Land and The Trust for Public Land logo are federally registered marks of The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only [www.tpl.org](http://www.tpl.org)



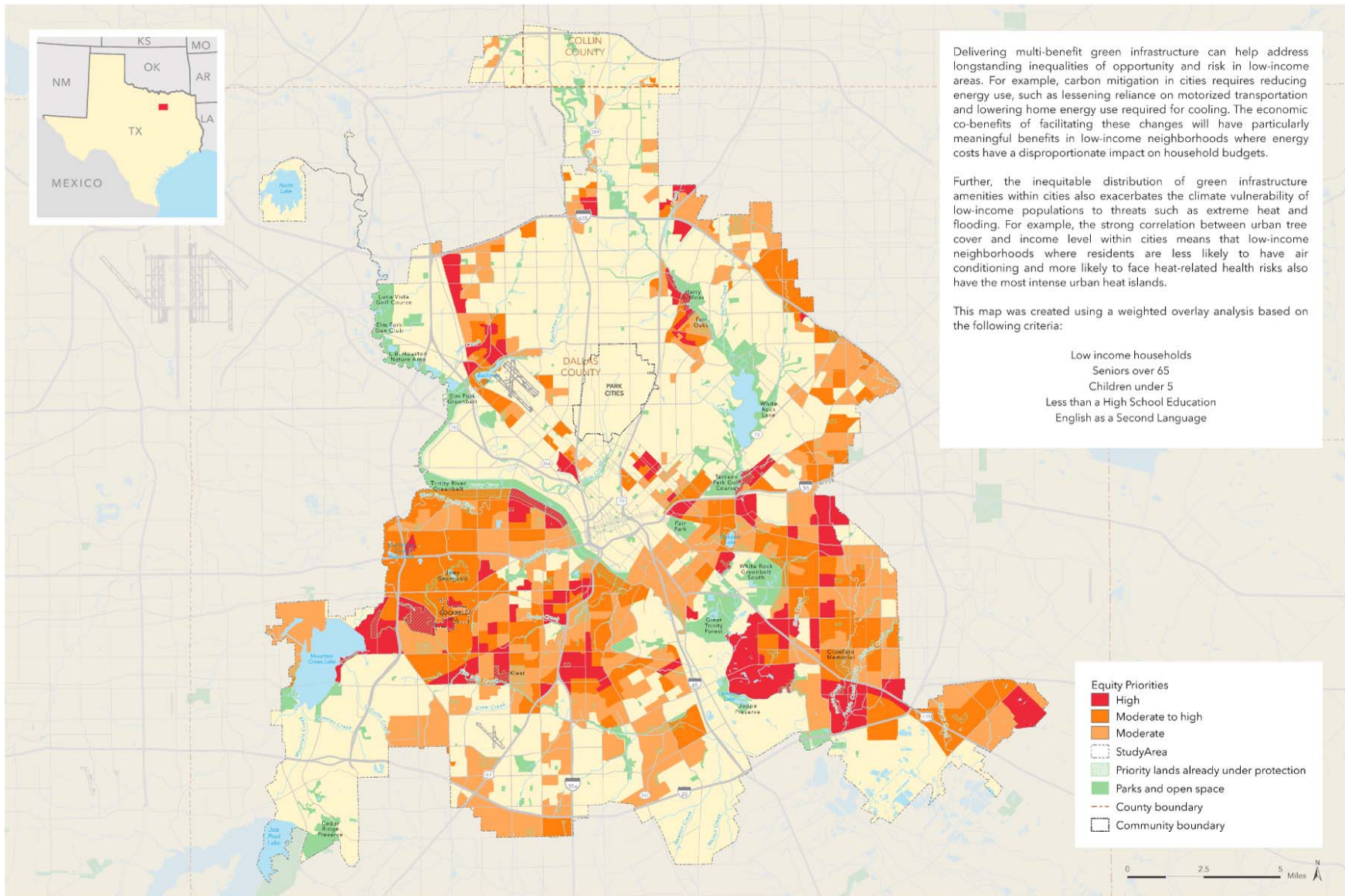
# Equity

Reduce barriers between social groups, improve park access for vulnerable and underserved populations, and make Dallas's parks and open space more equitable.

| Criteria                          | Description   |
|-----------------------------------|---|
| Low income households             | % of households within a block group with an annual income less than \$25k  |
| Seniors over 64                   | % of population within a block group over 64 years of age   |
| Children under 5                  | % of population within a block group younger than 5 years of age  |
| Less than a High School Education | % of population within a block group with less than a high school education   |
| English as a Second Language      | % of households within a block group where no one age 14 and over speaks English "very well" or speaks English only |

\*From EPA's Environmental Justice Screen, a nationally consistent dataset that combines environmental and demographic indicators in maps and reports.





# Equity

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

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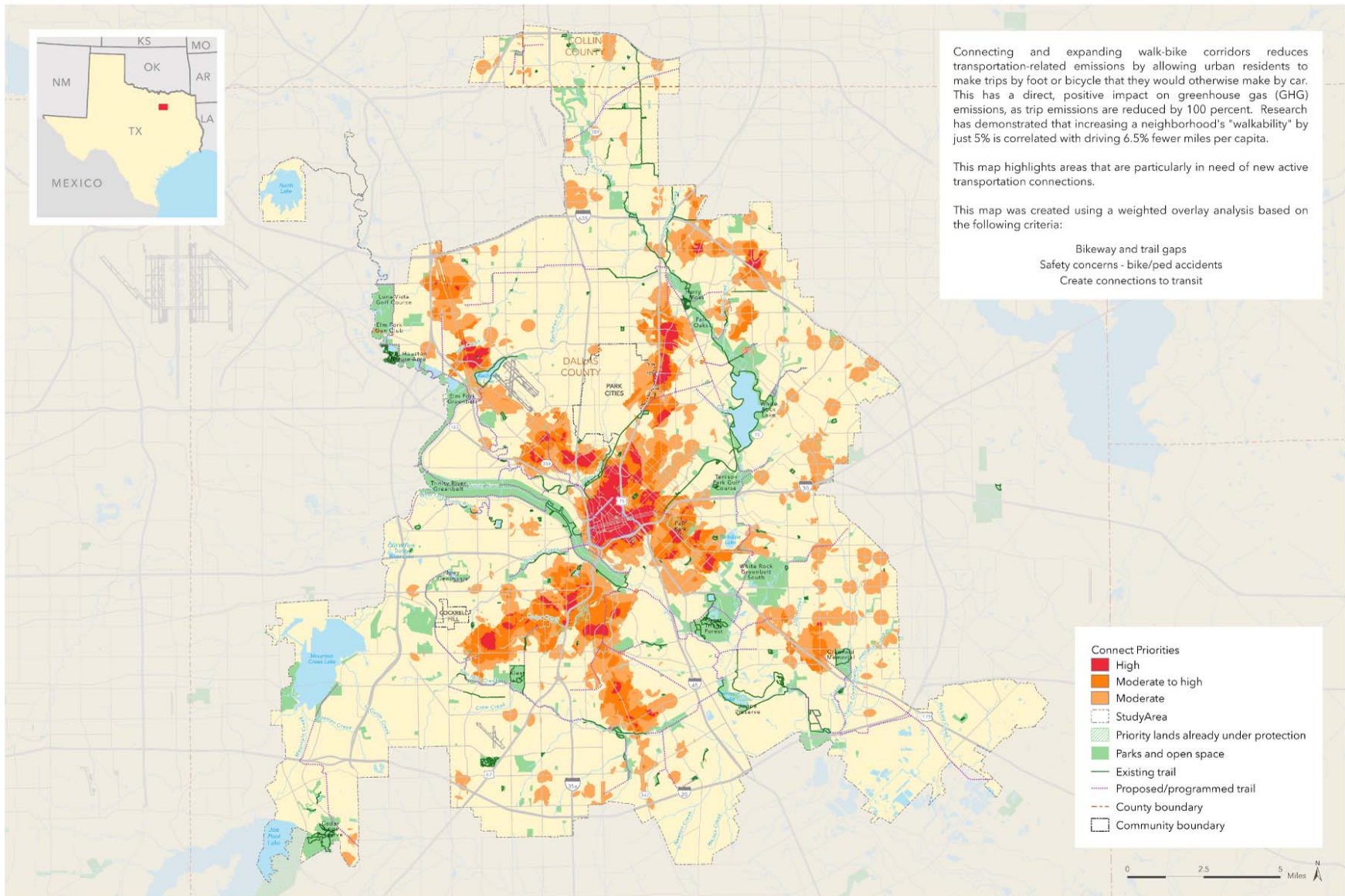
# Connect

Enhance active transit connectivity through analysis of existing and planned bike infrastructure

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| Criteria                             | Description   |
|--------------------------------------|---|
| Bikeway and trail gaps               | Areas that lack access to trail and bike infrastructure based on existing and approved (funded) planned trails                              |
| Safety concerns – bike/ped accidents | Areas where there are safety concerns for bicyclists and pedestrians based on the density of vehicle-pedestrian and vehicle-bicycle crashes |
| Create connections to transit        | Areas where green infrastructure can help connect people to public transit (Light rail and streetcar, where light rail was weighted higher) |





# Connect

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

August 17, 2016. Special thanks to the following data providers: City of Dallas Parks and Rec, Texas Crash Report Information System 2010-2015 - Texas Dept. of Transportation, Dallas Area Rapid Transit. Copyright © The Trust for Public Land. The Trust for Public Land and The Trust for Public Land logo are federally registered marks of The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)



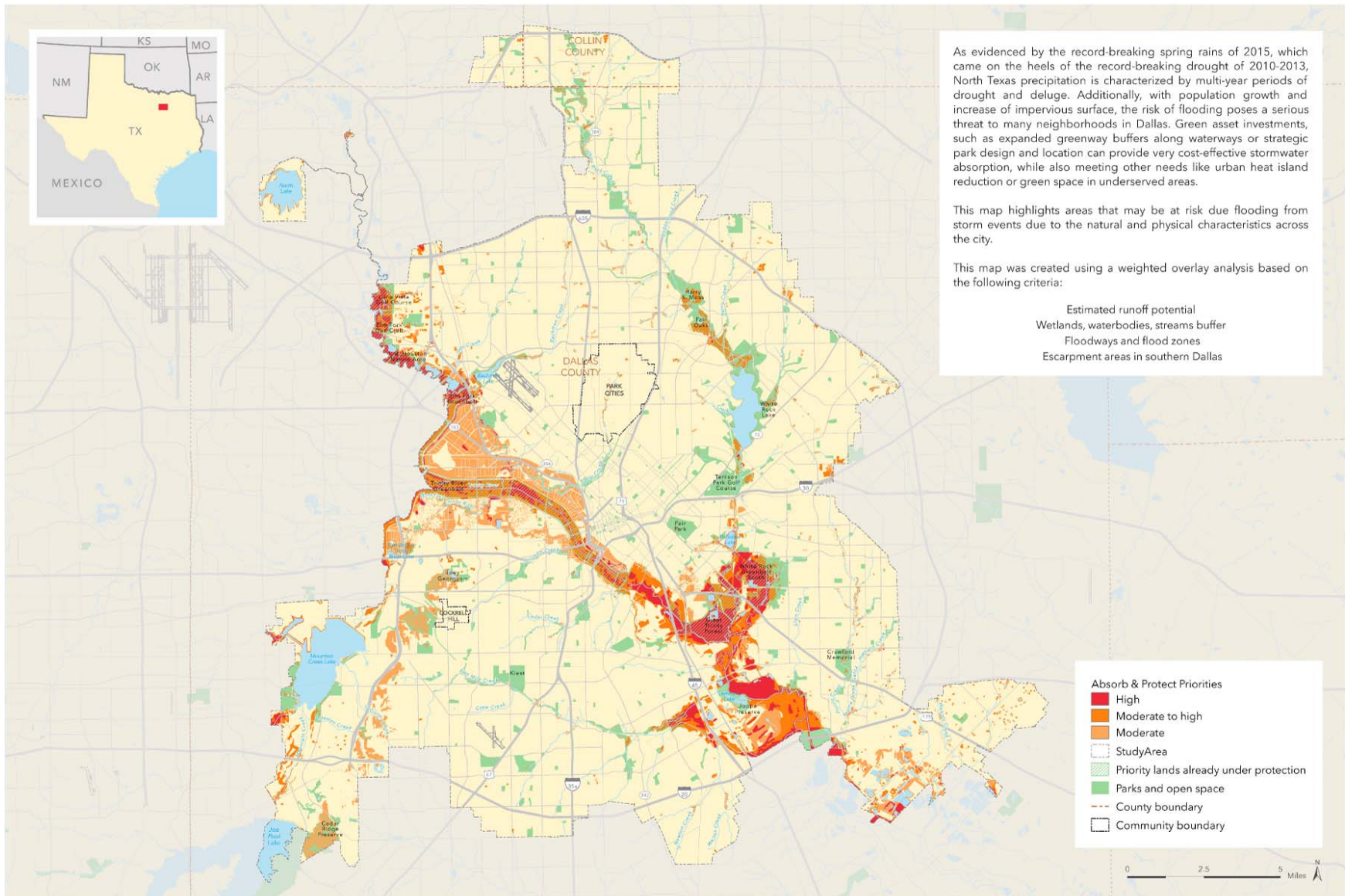
# Absorb & Protect

Provide cost-effective stormwater absorption through parks, open space, and green infrastructure in areas prone to increased flooding. Improve flood protection and reduce flash flood risks through creation of greenways along waterbodies.

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| Criteria                              | Description  |
|---------------------------------------|--|
| Estimated runoff potential            | Areas with potential for high amounts of runoff & flooding during storms. Calculated using soil type and land use information. |
| Wetlands, waterbodies, streams buffer | Wetlands, waterbodies and streams buffered by 100 feet to create high priority areas.  |
| Floodways and flood zones             | FEMA's floodzone areas were translated directly into priority areas  |
| Escarpment areas in southern Dallas   | Escarpment areas in southern Dallas, mapped by the city, were buffered by 200 feet.  |





# Absorb & Protect

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

August 17, 2016. Special thanks to the following data providers: SSURGO2.2 - Natural Resource Conservation Service, North Central TX Council of Govts, National Wetlands Inventory (US Fish and Wildlife Service), Flood Hazard Areas - FEMA, Escarpment Overlay - City of Dallas. Copyright © The Trust for Public Land. The Trust for Public Land and The Trust for Public Land logo are federally registered marks of The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)

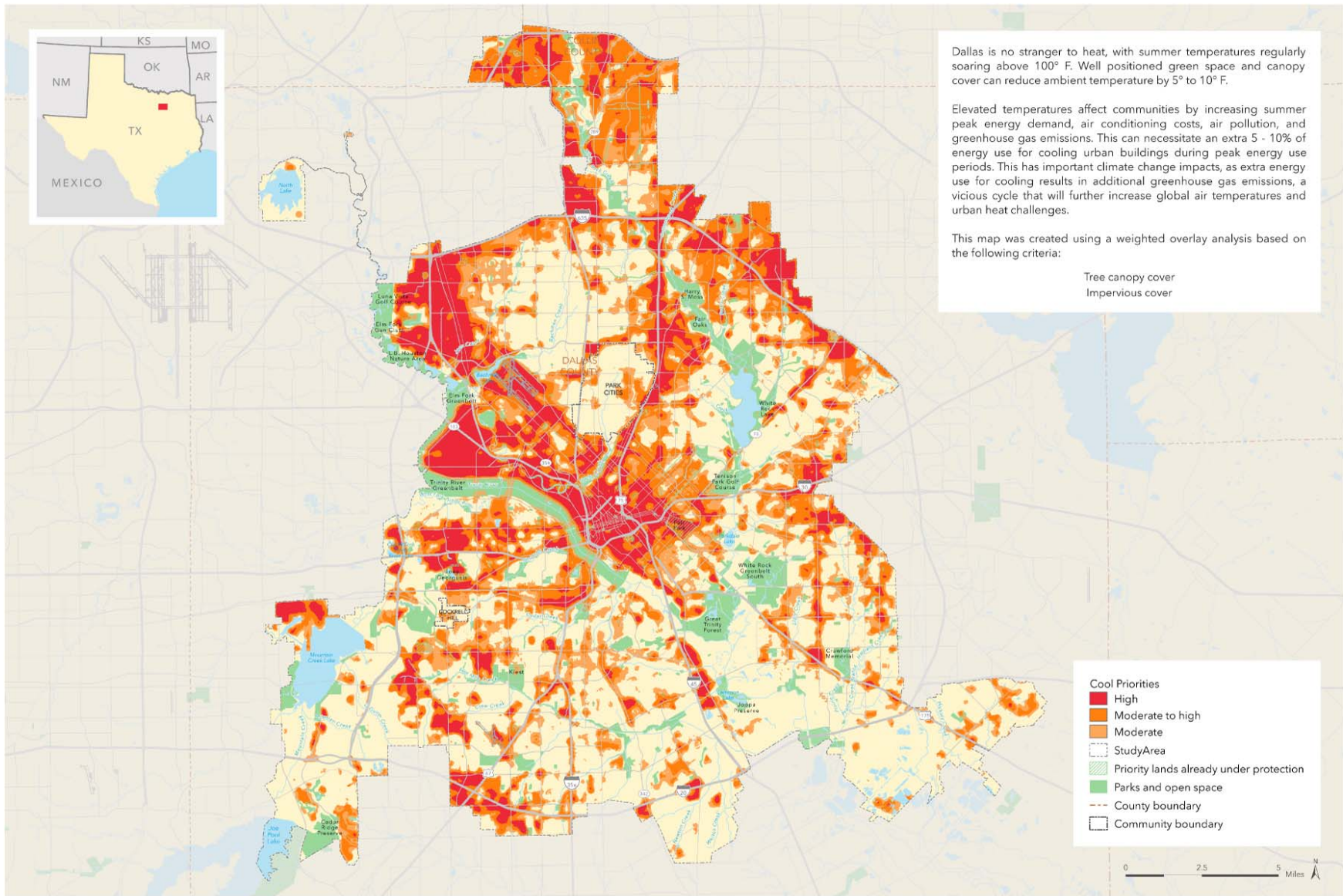


# Cool

Reduce heat island impacts through strategic investment in green assets.

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| Criteria          | Description                                    |
|-------------------|--|
| Tree canopy cover | Areas with low tree canopy cover               |
| Impervious cover  | Areas with high percentage of impervious cover |



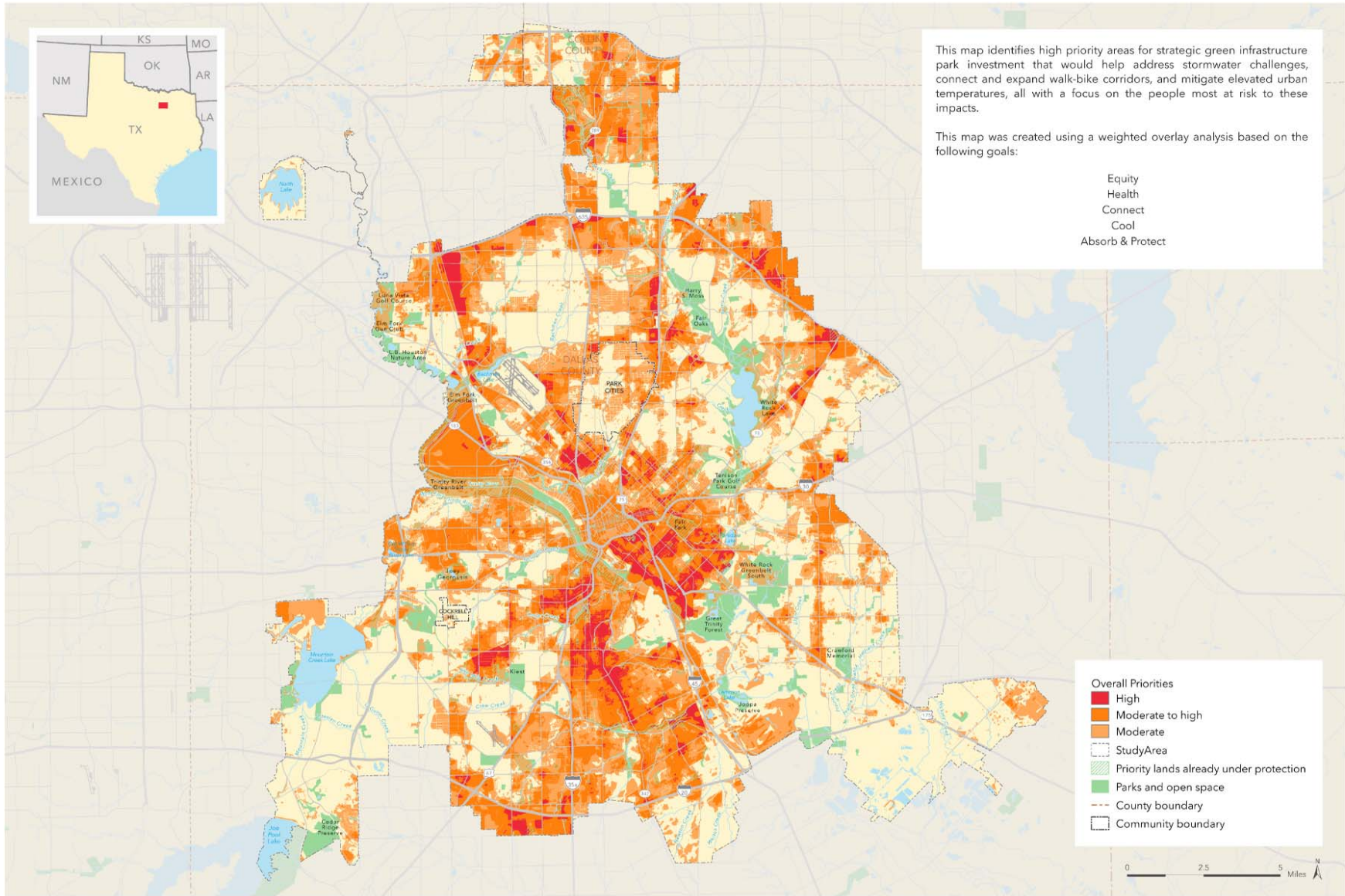
# Cool

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

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# Overall Priorities

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

August 17, 2016. Special thanks to the following data providers: US Bureau of the Census/ACS, Parkland Hospital, City of Dallas, Texas Dept. of Transportation, Dallas Area Rapid Transit, Natural Resource Conservation Service/SSURGO 2.2, USFWS, FEMA, Texas Trees Foundation. Copyright © The Trust for Public Land. The Trust for Public Land and The Trust for Public Land logo are federally registered marks of The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)





# Parcel Table

The screenshot shows an Excel spreadsheet with the following structure:

| General Info |       |             | Filtering Criteria |                |                |                 |              |                    |              | Priority Results |             |             |           |       |             |  |
|--------------|-------|-------------|--------------------|----------------|----------------|-----------------|--------------|--------------------|--------------|------------------|-------------|-------------|-----------|-------|-------------|--|
| TPL_ID       | ObjID | ACCT        | Council District   | Park Adjacent? | School Parcel? | Publicly Owned? | Park Parcel? | Structure Present? | Park Access? | Vacant Parcel?   | Parce Acres | EQ02: Acres | EQ02: Pct | EQ02? | EQ03: Acres |  |
| 73           | 1     | 00000010883 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 1                | 2.288       | 0.000       | 0.000     | No    | 0.00        |  |
| 74           | 2     | 00000010892 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 4.582       | 0.000       | 0.000     | No    | 0.00        |  |
| 75           | 3     | 00000010976 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 1.416       | 0.000       | 0.000     | No    | 0.00        |  |
| 80           | 4     | 00000011620 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 1                | 0.808       | 0.000       | 0.000     | No    | 0.80        |  |
| 81           | 5     | 00000011621 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 1                | 0.685       | 0.000       | 0.000     | No    | 0.68        |  |
| 82           | 6     | 00000011819 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.255       | 0.000       | 0.000     | No    | 0.00        |  |
| 83           | 7     | 00000011828 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.263       | 0.000       | 0.000     | No    | 0.00        |  |
| 84           | 8     | 00000011837 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.260       | 0.000       | 0.000     | No    | 0.00        |  |
| 85           | 9     | 00000011846 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.253       | 0.000       | 0.000     | No    | 0.00        |  |
| 86           | 10    | 00000011855 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.256       | 0.000       | 0.000     | No    | 0.00        |  |
| 87           | 11    | 00000011864 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.255       | 0.000       | 0.000     | No    | 0.00        |  |
| 88           | 12    | 00000011873 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.283       | 0.000       | 0.000     | No    | 0.00        |  |
| 89           | 13    | 00000011882 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.294       | 0.000       | 0.000     | No    | 0.00        |  |
| 90           | 14    | 00000011891 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.270       | 0.000       | 0.000     | No    | 0.00        |  |
| 91           | 15    | 00000011908 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.380       | 0.000       | 0.000     | No    | 0.00        |  |
| 92           | 16    | 00000011917 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.351       | 0.000       | 0.000     | No    | 0.00        |  |
| 93           | 17    | 00000011926 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.341       | 0.000       | 0.000     | No    | 0.00        |  |
| 94           | 18    | 00000011935 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.370       | 0.000       | 0.000     | No    | 0.00        |  |
| 95           | 19    | 00000011944 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.444       | 0.000       | 0.000     | No    | 0.00        |  |
| 96           | 20    | 00000011953 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.368       | 0.000       | 0.000     | No    | 0.00        |  |
| 97           | 21    | 00000011962 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.517       | 0.000       | 0.000     | No    | 0.00        |  |
| 98           | 22    | 00000011971 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.393       | 0.000       | 0.000     | No    | 0.00        |  |
| 99           | 23    | 00000011980 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.320       | 0.000       | 0.000     | No    | 0.00        |  |
| 100          | 24    | 00000011999 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.321       | 0.000       | 0.000     | No    | 0.00        |  |
| 101          | 25    | 00000012006 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.303       | 0.000       | 0.000     | No    | 0.00        |  |
| 102          | 26    | 00000012015 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.339       | 0.000       | 0.000     | No    | 0.00        |  |
| 103          | 27    | 00000012024 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.317       | 0.000       | 0.000     | No    | 0.00        |  |
| 104          | 28    | 00000012033 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.268       | 0.000       | 0.000     | No    | 0.00        |  |
| 105          | 29    | 00000012042 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.286       | 0.000       | 0.000     | No    | 0.00        |  |
| 106          | 30    | 00000012051 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.303       | 0.000       | 0.000     | No    | 0.00        |  |
| 107          | 31    | 00000012060 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.304       | 0.000       | 0.000     | No    | 0.00        |  |
| 108          | 32    | 00000012079 | 12                 | 0              | 0              | 0               | 0            | 0                  | 1            | 0                | 0.223       | 0.000       | 0.000     | No    | 0.00        |  |



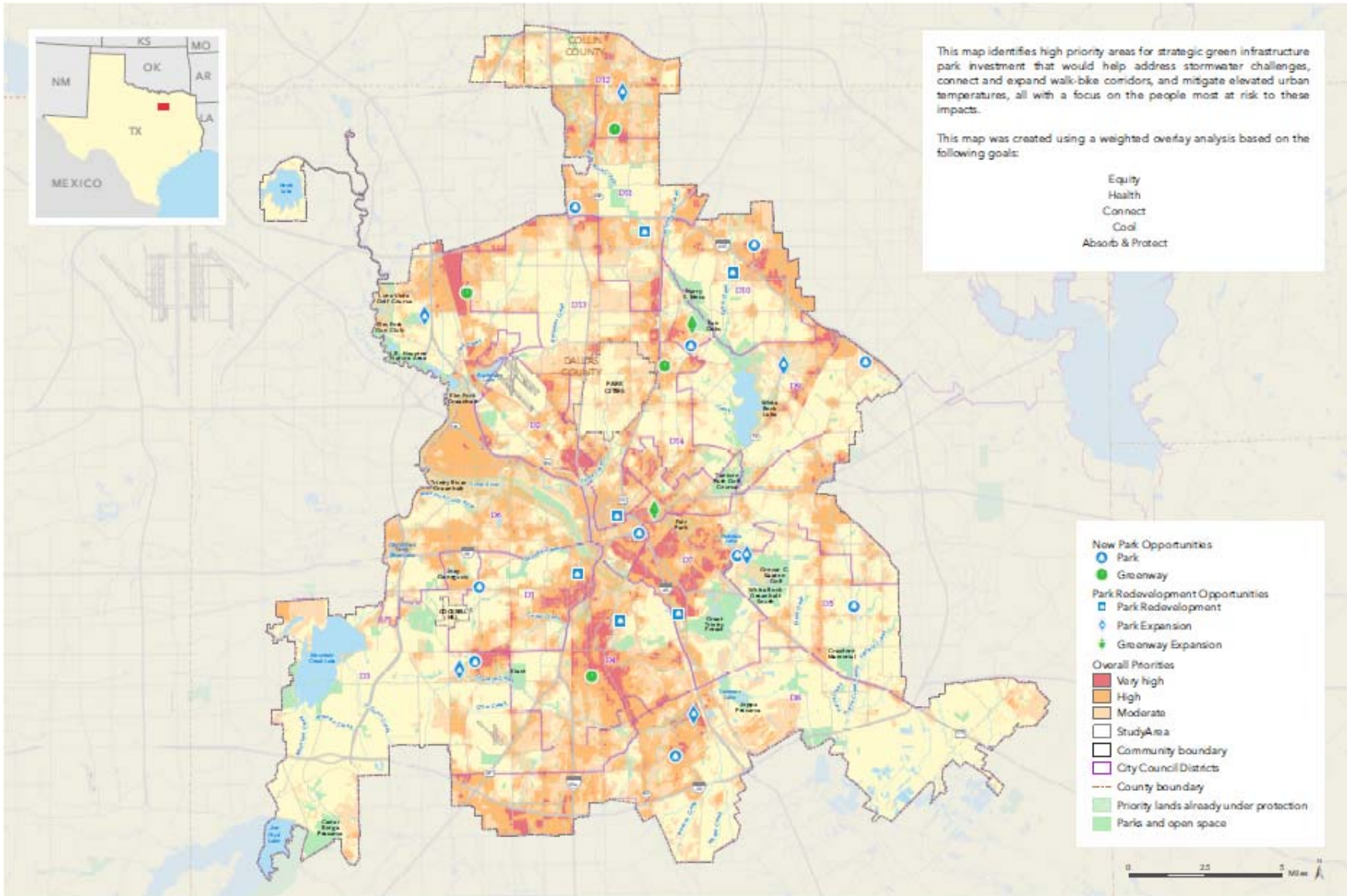
# II. PHASE I DELIVERABLES

## High-Priority Opportunities

# How much land is available for parks?

---

- We identified over 3,500 acres of land that we consider “high opportunity” for new park development.
  - 1,600 acres are publicly owned (City of Dallas, DART, etc.)
  - 1,900 acres are privately owned
  - All land is considered vacant
  - In areas currently underserved by parks
- The county appraisal districts value the privately-owned land at \$117 million.
- If we consider just the five largest park creation opportunities in each council district, we have identified 669 acres of land, valued at \$52 million.



# Overall Priorities & Illustrative Opportunities

## CLIMATE-SMART CITIES: SMART GROWTH FOR DALLAS

September 8, 2016 & Special thanks to the following data providers: US Bureau of the Census/American Community Survey, Park and Hospital, City of Dallas, Texas Dept. of Transportation, Dallas Area Rapid Transit, Natural Resource Conservation Service/USDEQ 2.2, USFWS, FEMA, Texas Trees Foundation. Copyright © The Trust for Public Land. The Trust for Public Land and The Trust for Public Land logo are federally registered marks of The Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. [www.tpl.org](http://www.tpl.org)





# Data-informed and strategic decisions

## Smart Growth for Dallas

### Parcel Report

July 27, 2016 Page 1 of 2

Parcel ID: 00000566111000000 Acres: 6.78  
 Address: 1503 N PRAIRIE CREEK RD Zip Code: 75217 Council District: 5

| Parcel Filtering Criteria |                       |
|---------------------------|-----------------------|
| City Owned: Yes           | Already a Park: No    |
| Structure Present: No     | Vacant Parcel: Yes    |
| Owner: DALLAS CITY OF     | Public Ownership: Yes |

| Overall Stacked Priorities | Acres    | Percent  | Present |
|----------------------------|----------|----------|---------|
| Stacked Priorities         | 1.549185 | 0.228426 | Yes     |

**Legend**

- Selected Parcel
- Other Parcels in this Potential Opportunity
- Other Parcels

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## Smart Growth for Dallas

### Parcel Report

July 27, 2016 Page 2 of 2

Parcel ID: 00000566111000000 Acres: 6.78  
 Address: 1503 N PRAIRIE CREEK RD ZIP Code: 75217

| Goal: Equity                                  | Acres           | Percent     | Present    |
|---|-----------------|-------------|------------|
| Low Income Households                         | 0               | 0%          | No         |
| Seniors over 65                               | 0               | 0%          | No         |
| Children Under 5                              | 6.781987        | 100%        | Yes        |
| People with Less Than a High School Education | 6.781987        | 100%        | Yes        |
| English as a Second Language                  | 6.781987        | 100%        | Yes        |
| <b>Equity Priority Areas</b>                  | <b>6.781987</b> | <b>100%</b> | <b>Yes</b> |

| Goal: Health                 | Acres    | Percent   | Present   |
|------------------------------|----------|-----------|-----------|
| Respiratory Disease          | 0        | 0%        | No        |
| Diabetes                     | 0        | 0%        | No        |
| Cardiovascular Disease       | 0        | 0%        | No        |
| <b>Health Priority Areas</b> | <b>0</b> | <b>0%</b> | <b>No</b> |

| Goal: Connect                 | Acres    | Percent   | Present   |
|-------------------------------|----------|-----------|-----------|
| Bikeway and Trail Gaps        | 6.781987 | 100%      | Yes       |
| Bicycle and Pedestrian Safety | 0        | 0%        | No        |
| Create Connections to Transit | 0        | 0%        | No        |
| <b>Connect Priority Areas</b> | <b>0</b> | <b>0%</b> | <b>No</b> |

| Goal: Absorb & Protect                     | Acres           | Percent      | Present    |
|--|-----------------|--------------|------------|
| Stormwater Runoff Potential                | 3.311813        | 48.83%       | Yes        |
| Wetlands, Waterbodies and Stream Buffers   | 3.208534        | 47.31%       | Yes        |
| Flood Zones                                | 0.036721        | 0.54%        | Yes        |
| Escarpment Areas in South Dallas           | 0               | 0%           | No         |
| <b>Absorb &amp; Protect Priority Areas</b> | <b>0.445247</b> | <b>6.57%</b> | <b>Yes</b> |

| Goal: Cool                 | Acres          | Percent      | Present    |
|----------------------------|----------------|--------------|------------|
| Tree Canopy Cover          | 3.474764       | 51.24%       | Yes        |
| Impervious Cover           | 0.25246        | 3.72%        | Yes        |
| <b>Cool Priority Areas</b> | <b>0.25246</b> | <b>3.72%</b> | <b>Yes</b> |

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# Finding land for new parks

## Smart Growth for Dallas

### Multi-Parcel Report



**New Park Development Opportunity Info**  
 Council District: 8  
 Number of Parcels in this Opportunity: 4    Total Acres in this Opportunity: 58.34



**Legend**  
 New Park Development Opportunity Parcels  
 Other Parcels

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## Smart Growth for Dallas

### Parcel Report

July 27, 2016    Page 2 of 2



Parcel ID: 00000640504010000    Acres: 13.03  
 Address: 3380 SIMPSON STUART RD    ZIP Code: 75241

| Goal: Equity                                  | Acres            | Percent     | Present    |
|---|------------------|-------------|------------|
| Low Income Households                         | 13.034586        | 100%        | Yes        |
| Seniors over 65                               | 13.034586        | 100%        | Yes        |
| Children Under 5                              | 0                | 0%          | No         |
| People with Less Than a High School Education | 13.034586        | 100%        | Yes        |
| English as a Second Language                  | 0                | 0%          | No         |
| <b>Equity Priority Areas</b>                  | <b>13.034586</b> | <b>100%</b> | <b>Yes</b> |

| Goal: Health                 | Acres            | Percent     | Present    |
|------------------------------|------------------|-------------|------------|
| Respiratory Disease          | 13.034586        | 100%        | Yes        |
| Diabetes                     | 13.034586        | 100%        | Yes        |
| Cardiovascular Disease       | 13.034586        | 100%        | Yes        |
| <b>Health Priority Areas</b> | <b>13.034586</b> | <b>100%</b> | <b>Yes</b> |

| Goal: Connect                 | Acres           | Percent       | Present    |
|-------------------------------|-----------------|---------------|------------|
| Bikeway and Trail Gaps        | 13.034586       | 100%          | Yes        |
| Bicycle and Pedestrian Safety | 0               | 0%            | No         |
| Create Connections to Transit | 0               | 0%            | No         |
| <b>Connect Priority Areas</b> | <b>8.548851</b> | <b>65.59%</b> | <b>Yes</b> |

| Goal: Absorb & Protect                     | Acres     | Percent   | Present   |
|--|-----------|-----------|-----------|
| Stormwater Runoff Potential                | 12.713028 | 97.53%    | Yes       |
| Wetlands, Waterbodies and Stream Buffers   | 0         | 0%        | No        |
| Flood Zones                                | 0         | 0%        | No        |
| Excavation Areas in South Dallas           | 0         | 0%        | No        |
| <b>Absorb &amp; Protect Priority Areas</b> | <b>0</b>  | <b>0%</b> | <b>No</b> |

| Goal: Cool                 | Acres           | Percent       | Present    |
|----------------------------|-----------------|---------------|------------|
| Tree Canopy Cover          | 13.034586       | 100%          | Yes        |
| Impervious Cover           | 0               | 0%            | No         |
| <b>Cool Priority Areas</b> | <b>5.308005</b> | <b>40.72%</b> | <b>Yes</b> |

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# Evaluating current park proposals

## Smart Growth for Dallas Multi-Parcel Report



### New Park Development Opportunity Info

Council District: 11  
Number of Parcels in this Opportunity: 5 Total Acres in this Opportunity: 35.78



**Legend**  
New Park Development Opportunity Parcels  
Other Parcels

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## Smart Growth for Dallas Parcel Report



September 6, 2016 Page 2 of 2

Parcel ID: 00000463264000000 Acres: 4.49  
Address: 5444 PETERSON LN ZIP Code: 75240

| Goal: Equity                                  | Acres       | Percent     | Present    |
|---|-------------|-------------|------------|
| Low Income Households                         | 0           | 0%          | No         |
| Seniors over 65                               | 0           | 0%          | No         |
| Children Under 5                              | 0           | 0%          | No         |
| People with Less Than a High School Education | 0           | 0%          | No         |
| English as a Second Language                  | 4.49        | 100%        | Yes        |
| <b>Equity Priority Areas</b>                  | <b>4.49</b> | <b>100%</b> | <b>Yes</b> |

| Goal: Health                 | Acres    | Percent   | Present   |
|------------------------------|----------|-----------|-----------|
| Respiratory Disease          | 0        | 0%        | No        |
| Diabetes                     | 0        | 0%        | No        |
| Cardiovascular Disease       | 0        | 0%        | No        |
| <b>Health Priority Areas</b> | <b>0</b> | <b>0%</b> | <b>No</b> |

| Goal: Connect                 | Acres       | Percent      | Present    |
|-------------------------------|-------------|--------------|------------|
| Bikeway and Trail Gaps        | 4.49        | 100%         | Yes        |
| Bicycle and Pedestrian Safety | 1.57        | 34.9%        | Yes        |
| Create Connections to Transit | 0           | 0%           | No         |
| <b>Connect Priority Areas</b> | <b>3.15</b> | <b>70.0%</b> | <b>Yes</b> |

| Goal: Absorb & Protect                     | Acres    | Percent   | Present   |
|--|----------|-----------|-----------|
| Stormwater Runoff Potential                | 4.49     | 100%      | Yes       |
| Wetlands, Waterbodies and Stream Buffers   | 0        | 0%        | No        |
| Flood Zones                                | 0        | 0%        | No        |
| Escarpment Areas in South Dallas           | 0        | 0%        | No        |
| <b>Absorb &amp; Protect Priority Areas</b> | <b>0</b> | <b>0%</b> | <b>No</b> |

| Goal: Cool                 | Acres       | Percent     | Present    |
|----------------------------|-------------|-------------|------------|
| Tree Canopy Cover          | 4.49        | 100%        | Yes        |
| Impervious Cover           | 4.49        | 100%        | Yes        |
| <b>Cool Priority Areas</b> | <b>4.49</b> | <b>100%</b> | <b>Yes</b> |

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# Connect trails to transit and other destinations

## Smart Growth for Dallas

### Parcel Report

July 27, 2016

Page 1 of 2



|                              |                 |
|------------------------------|-----------------|
| Parcel ID: 00000476539000000 | Acres: 4.21     |
| Address: 405 E OVERTON RD    | Zip Code: 75216 |
| Council District: 4          |                 |

| Parcel Filtering Criteria     |                      |
|-------------------------------|----------------------|
| City Owned: No                | Already a Park: No   |
| Structure Present: No         | Vacant Parcel: Yes   |
| Owner: THE TURNER CORPORATION | Public Ownership: No |

| Overall Stacked Priorities | Acres    | Percent | Present |
|----------------------------|----------|---------|---------|
| Stacked Priorities         | 4.209193 | 1       | Yes     |



**Legend**

- Selected Parcel
- Other Parcels In this Potential Opportunity
- Other Parcels

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## Smart Growth for Dallas

### Parcel Report

July 27, 2016

Page 2 of 2



|                              |                 |
|------------------------------|-----------------|
| Parcel ID: 00000476539000000 | Acres: 4.21     |
| Address: 405 E OVERTON RD    | Zip Code: 75216 |

| Goal: Equity                                  | Acres    | Percent | Present |
|---|----------|---------|---------|
| Low Income Households                         | 4.209193 | 100%    | Yes     |
| Seniors over 65                               | 0        | 0%      | No      |
| Children Under 5                              | 0        | 0%      | No      |
| People with Less Than a High School Education | 4.209193 | 100%    | Yes     |
| English as a Second Language                  | 4.209193 | 100%    | Yes     |
| Equity Priority Areas                         | 4.209193 | 100%    | Yes     |

| Goal: Health           | Acres    | Percent | Present |
|------------------------|----------|---------|---------|
| Respiratory Disease    | 4.209193 | 100%    | Yes     |
| Diabetes               | 4.209193 | 100%    | Yes     |
| Cardiovascular Disease | 4.209193 | 100%    | Yes     |
| Health Priority Areas  | 4.209193 | 100%    | Yes     |

| Goal: Connect                 | Acres    | Percent | Present |
|-------------------------------|----------|---------|---------|
| Bikeway and Trail Gaps        | 4.209193 | 100%    | Yes     |
| Bicycle and Pedestrian Safety | 0        | 0%      | No      |
| Create Connections to Transit | 0        | 0%      | No      |
| Connect Priority Areas        | 0        | 0%      | No      |

| Goal: Absorb & Protect                   | Acres    | Percent | Present |
|--|----------|---------|---------|
| Stormwater Runoff Potential              | 4.209193 | 100%    | Yes     |
| Wetlands, Waterbodies and Stream Buffers | 0        | 0%      | No      |
| Flood Zones                              | 0        | 0%      | No      |
| Escarpment Areas in South Dallas         | 0        | 0%      | No      |
| Absorb & Protect Priority Areas          | 0        | 0%      | No      |

| Goal: Cool          | Acres    | Percent | Present |
|---------------------|----------|---------|---------|
| Tree Canopy Cover   | 2.366087 | 56.21%  | Yes     |
| Impervious Cover    | 0        | 0%      | No      |
| Cool Priority Areas | 0        | 0%      | No      |

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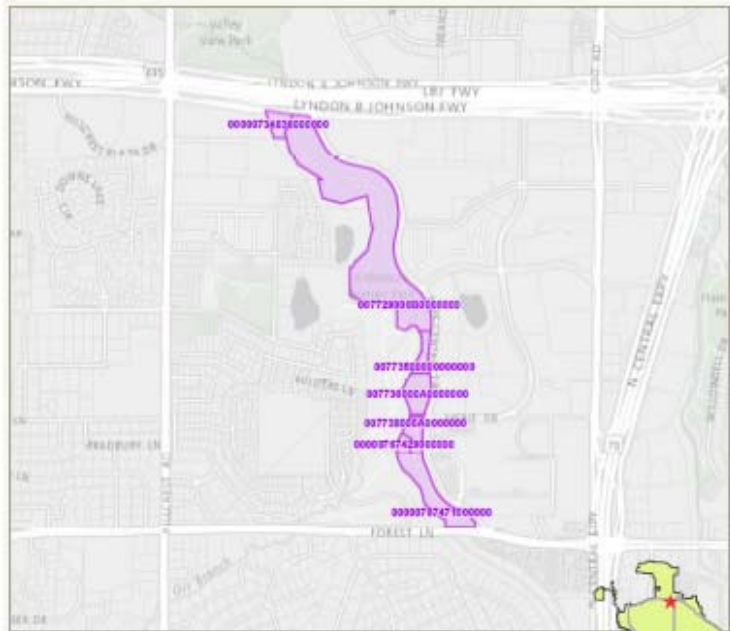


# Expand and re-imagine existing parks

## Smart Growth for Dallas Multi-Parcel Report



**New Park Development Opportunity Info**  
 Council District:  
 Number of Parcels in this Opportunity: 7 Total Acres in this Opportunity: 45.56



**Legend**  
 Park Redevelopment Opportunity Parcels  
 Other Parcels

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## Smart Growth for Dallas Parcel Report



July 28, 2016 Page 2 of 2  
 Parcel ID: 00000734836000000 Acres: 1.59  
 Address: 7100 LBJ FWY ZIP Code: 75230

| Goal: Equity                                  | Acres    | Percent | Present |
|---|----------|---------|---------|
| Low Income Households                         | 0        | 0%      | No      |
| Seniors over 65                               | 1.589896 | 100%    | Yes     |
| Children Under 5                              | 0        | 0%      | No      |
| People with Less Than a High School Education | 0        | 0%      | No      |
| English as a Second Language                  | 0        | 0%      | No      |
| Equity Priority Areas                         | 0        | 0%      | No      |
| Goal: Health                                  | Acres    | Percent | Present |
| Respiratory Disease                           | 1.589896 | 100%    | Yes     |
| Diabetes                                      | 1.589896 | 100%    | Yes     |
| Cardiovascular Disease                        | 1.589896 | 100%    | Yes     |
| Health Priority Areas                         | 1.589896 | 100%    | Yes     |
| Goal: Connect                                 | Acres    | Percent | Present |
| Bikeway and Trail Gaps                        | 0        | 0%      | No      |
| Bicycle and Pedestrian Safety                 | 0        | 0%      | No      |
| Create Connections to Transit                 | 0        | 0%      | No      |
| Connect Priority Areas                        | 0        | 0%      | No      |
| Goal: Absorb & Protect                        | Acres    | Percent | Present |
| Stormwater Runoff Potential                   | 1.589896 | 100%    | Yes     |
| Wetlands, Waterbodies and Stream Buffers      | 0        | 0%      | No      |
| Flood Zones                                   | 0        | 0%      | No      |
| Escarpment Areas in South Dallas              | 0        | 0%      | No      |
| Absorb & Protect Priority Areas               | 0        | 0%      | No      |
| Goal: Cool                                    | Acres    | Percent | Present |
| Tree Canopy Cover                             | 1.589896 | 100%    | Yes     |
| Impervious Cover                              | 1.589896 | 100%    | Yes     |
| Cool Priority Areas                           | 1.589896 | 100%    | Yes     |

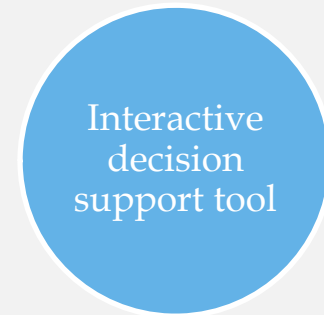
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# V. INTRODUCING PHASE II

# PHASED APPROACH:

*Smart Growth for Dallas: Phase II*



# Additional Deliverables

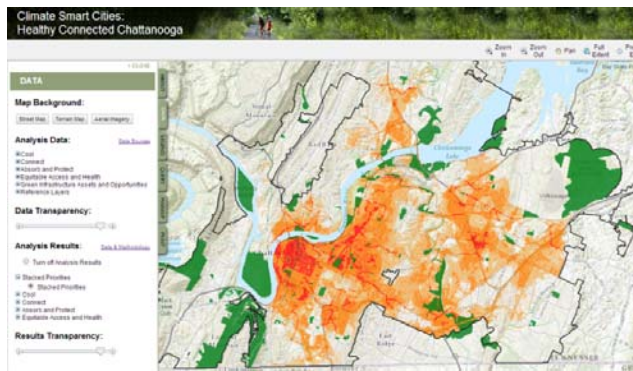
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**INTELLIGENCE**

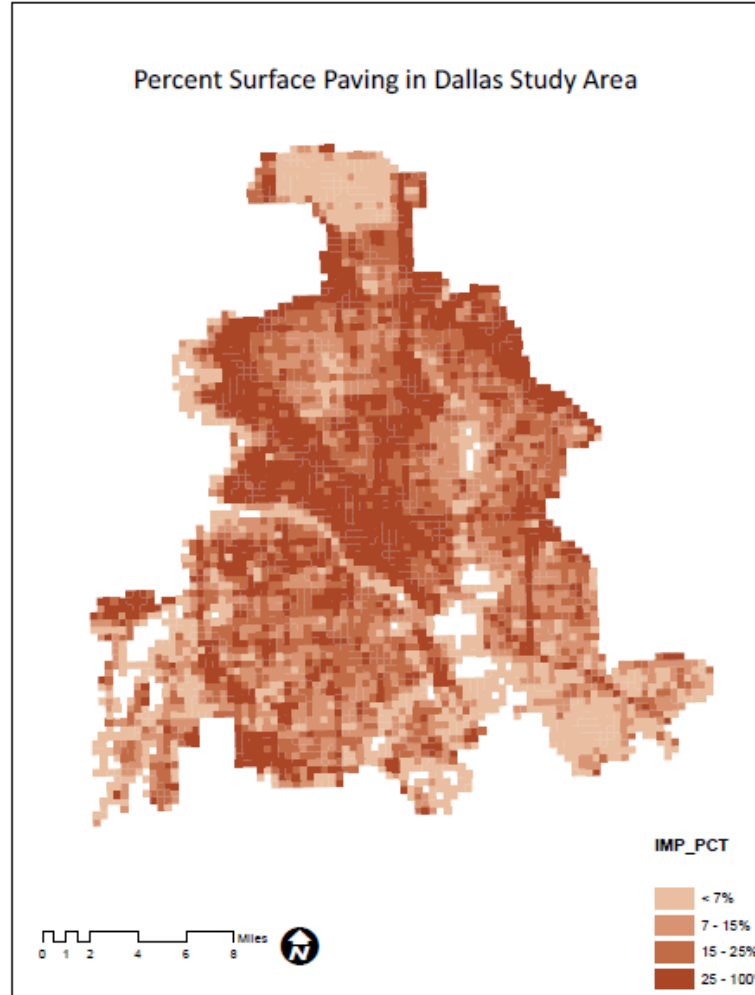
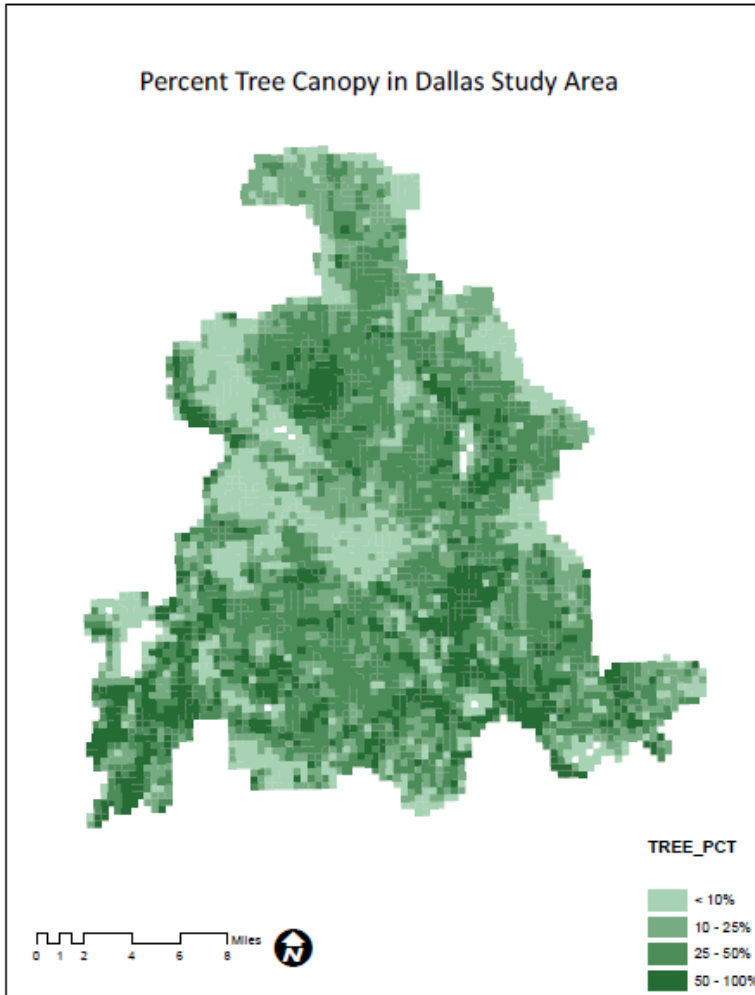
# Expanded GIS Analysis and Interactive Decision Support Tool



- **EXPANDED GIS ANALYSIS**
  - *Addition of dozens of new GIS layers to model*
  - *Addition of new planning objectives, including Activate Educate*
  - *Incorporate new Texas Trees Foundation urban heat island research*
- **DECISION SUPPORT TOOL**
  - *Interactive web-based platform to provide customizable map-based analysis of land in Dallas, based on identified economic, social, and ecological objectives.*
  - *Provides extensive data and priority modeling results at the parcel level*
  - *Users may identify high-value parcels, analyze parcels against spatial data, and make individual parcel reports*
- **ECONOMIC ANALYSIS**
  - *Economic analysis of recreation, health, and property value benefits of potential new parks*



# Urban Heat Island Analysis



# Identifying Use Cases

- **CURRENT CONDITIONS ANALYSIS**

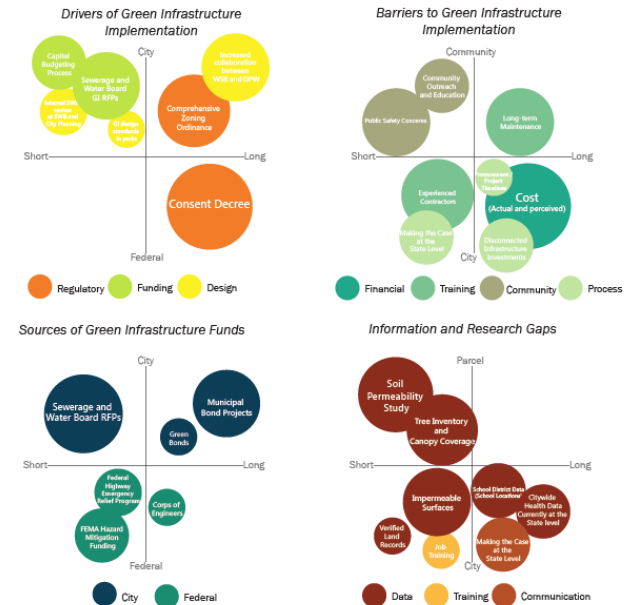
*Identify key opportunities, barriers, funding sources, key decision makers, and information gap related to implementation of multi-benefit greening.*

- **IDENTIFY USE CASES**

*Using current conditions analysis, identify use cases for decision support tool. Through this iterative process, patterns, common themes, and shared opportunities are identified.*

- **DEVELOP PROJECT TYPOLOGIES**

*Use cases are further refined, including identification of ad-hoc “early win” projects. Identify long-term, self-sustaining programs (e.g. green alleys or schoolyard conversions).*





**INTELLIGENCE + PARTNERSHIP**

# Community Engagement



*For Dallas to make the smartest investments possible and ensure we're setting ourselves up as a city of great public spaces – we need to know information that can't be captured by quantitative data alone.*





# Community Engagement



*We need to know how residents use parks, which parks they are or are not using, and what drives their use of parks. And we need to ask them to dream and help us imagine what these parks should be – they're the experts.*

# Community Engagement



*Their local knowledge increases our ability to identify all the nooks and crannies of Dallas that are potential public spaces and connectors. Local knowledge helps us better understand and interpret the data we already have.*



# Community Engagement

## SCHEDULE

- *Online survey available **today** at: [www.SmartGrowthForDallas.org](http://www.SmartGrowthForDallas.org)*
- *8 large community meetings:*
  - *Establish what questions we still need to ask*
  - *Inform the public about the technology that's being developed*
  - *Gather collective input for Dallas' investment in parks and public space.*

Community Engagement Kickoff Meeting:  
November 10, 2016 @ Heritage Village  
5:30pm





# Community Engagement

## SCHEDULE

- *20 small meetings – to engage an array of experts on parks and open space to better understand how they're used, how they work, and how they're maintained.*
  - *Dates TBD: Friends of parks groups, parks maintenance, parks and open space advocates, neighborhood groups, and others to be decided*
- *City-wide convening to report engagement findings*
  - *Early 2017*
- *4 city-wide convening's to report final products*
  - *Early 2018*

# Community Engagement

## MEDIA

- *Web updates*
- *SmartGrowthForDallas.org*
- *Park Stories short film series*



# Open data for the public good

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**INTELLIGENCE + PARTNERSHIP + LEVERAGE**



# Dallas is falling behind on investment

| CITY                | TOTAL SPENDING | OPERATING SPENDING PER RESIDENT | CAPITAL SPENDING PER RESIDENT | TOTAL SPENDING PER RESIDENT |
|---------------------|----------------|---------------------------------|-------------------------------|-----------------------------|
| Seattle             | \$187,501,978  | \$200                           | \$81                          | \$281                       |
| San Francisco       | 205,298,303    | 186                             | 54                            | 241                         |
| Minneapolis         | 90,488,104     | 186                             | 36                            | 222                         |
| Washington, D.C.    | 144,370,876    | 142                             | 77                            | 219                         |
| St. Louis           | 66,746,000     | 62                              | 148                           | 210                         |
| New York            | 1,740,630,989  | 120                             | 85                            | 205                         |
| St. Paul            | 61,092,606     | 162                             | 43                            | 205                         |
| Irvine              | 49,867,182     | 152                             | 48                            | 201                         |
| Arlington, Virginia | 44,394,253     | 162                             | 34                            | 196                         |
| Long Beach          | 92,573,976     | 111                             | 85                            | 195                         |
| Cincinnati          | 55,958,281     | 137                             | 51                            | 188                         |
| Virginia Beach      | 83,664,985     | 138                             | 47                            | 186                         |
| Tampa               | 64,192,596     | 155                             | 24                            | 179                         |
| Chicago             | 470,727,611    | 134                             | 39                            | 173                         |
| Portland            | 106,261,275    | 153                             | 19                            | 172                         |
| Henderson           | 44,977,300     | 122                             | 40                            | 162                         |
| Raleigh             | 69,750,674     | 108                             | 51                            | 159                         |
| Plano               | 43,761,808     | 95                              | 62                            | 157                         |
| Atlanta             | 66,824,811     | 120                             | 27                            | 147                         |
| Dallas              | 97,520,012     | 52                              | 24                            | 76                          |



# The power of leverage

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A recent study by HR&A Advisors found that in Dallas:

- Investments in Dallas's parks yield a 1:7 return
- Investments in Dallas's trails yield a 1:50 return
- Each year, the Dallas parks system generates \$678 million in economic benefits
- Each \$1 increase in spending per resident leads to an \$8.9m increase in economic benefits for the entire city.

And with land value only increasing, now is the time to act.





Dallas' green assets offer  
cost-effective and unique  
strategies for addressing  
the city's biggest

*economic*  
*social*

and *ecological*  
challenges of today.



# Contact Us

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*North Texas Area Director*

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*Operations Director & Urban Forester*

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# Memorandum



CITY OF DALLAS

DATE October 21, 2016

TO Honorable Members of the Quality of Life and Environment Committee: Sandy Greyson (Chair), Tiffinni A. Young (Vice Chair), Mark Clayton, Philip T. Kingston, B. Adam McGough, and Rickey D. Callahan

SUBJECT Temporary Retail Uses

On October 24, 2016 you will be briefed on temporary uses not currently allowed in the City. This committee was previously briefed on this item on January 11, 2016. The purpose of this briefing is to update the committee on the status of the code amendment and to receive direction from the committee as to possible options to move forward. A copy of the briefing material and ordinance is attached for your review.

A handwritten signature in black ink, appearing to read 'Ry - S. Evans'.

Ryan S. Evans  
First Assistant City Manager

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Larry E. Casto, City Attorney  
Rosa Rios, City Secretary  
Craig D. Kinton, City Auditor  
Daniel Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Theresa O'Donnell, Chief Resilience Officer  
David Cossum, Director Sustainable Development and Construction  
Rick Galceran, P.E., Director, Public Works  
Sana Syed, Managing Director, Public Information Office  
Nikki Christmas, Assistant to the City Manager  
Harim Logan, Assistant to the City Manager

# Temporary Retail Uses

Quality of Life & Environment Committee

October 24, 2016

Presented by the Department of Sustainable Development and Construction



# Purpose of Briefing

- To update the Committee on the status of the development code amendment to create a new retail use called Mobile Retail Establishment

# Background

- January 11, 2016, this committee was briefed on temporary retail uses and options for possible code amendments. The Committee directed staff to take the item to the Zoning Ordinance Advisory Committee to develop regulations for temporary retail uses
- February 2, 2016, staff from the Sustainable Development & Construction Department met with seven local mobile retail operators
- June 2 and June 16, 2016, the Zoning Ordinance Advisory Committee was briefed on this item.
- June 30, 2016, the Zoning Ordinance Advisory Committee was presented with staff's recommendation and voted to send staff's recommendation to the City Plan Commission



# Background

- On August 4, 2016, the City Plan Commission considered this item and recommended denial of Staff's and the ZOAC's recommendation
- Some concerns expressed by the CPC include:
  - Competition with brick & mortar stores
  - Possible detrimental impacts to some areas in the City
  - Concern that some people will sell out of pick-up trucks
  - Concern that mobility of these businesses will hinder their oversight
  - Quality of the mobile retail operations
  - Clutter of mobile retail operations, particularly at intersections

# Proposed Definition

- A **Mobile Retail Establishment** (MRE) is an establishment that sells merchandise from a movable and operable vehicle or trailer on wheels (motorized or non-motorized)
- A **MRE** may sell general merchandise, excluding: e-cigarettes, food, beverages, medications, pets, smoking paraphernalia, tobacco and tobacco products, and personal services

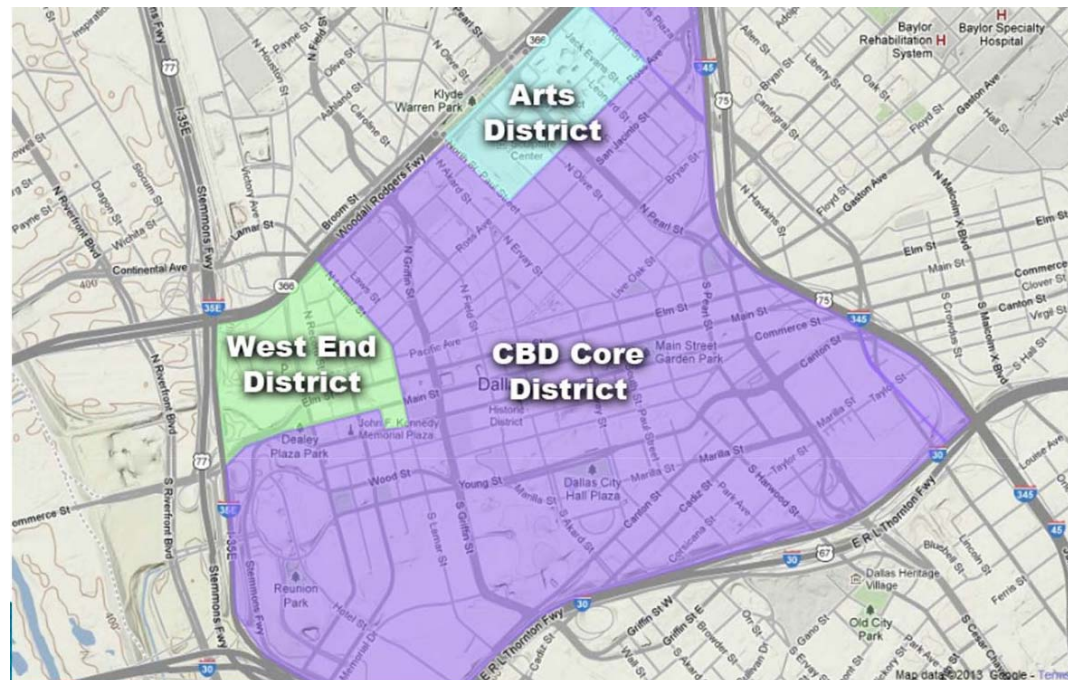
# Proposed Regulations

- A **Mobile Retail Establishment (MRE)** is allowed by right in: A(A), MF-4(A), office, retail, commercial service & industrial, central area, mixed use, multiple commercial, and urban corridor districts
- Location must have an operating business that has a valid Certificate of Occupancy for a Retail or Personal Service use



# Proposed Regulations

- Operation is prohibited within all areas requiring a **CBD concession license**, unless the establishment is operating under the authority of and in compliance with a valid **CBD concessions license & location permit**



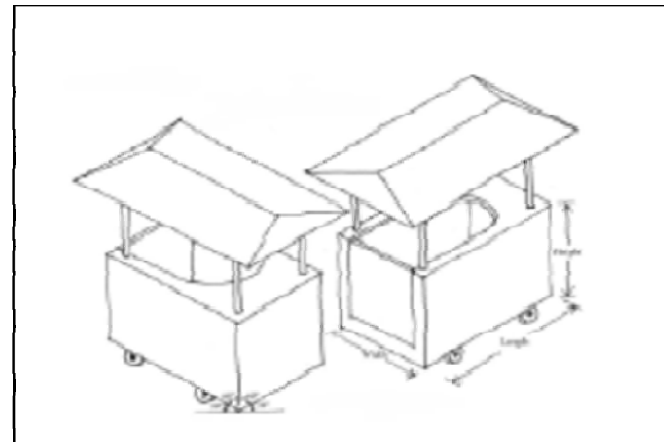


# Proposed Regulations

- An operator of an **MRE**:
  - must have an approved **Mobile Retail License** displayed prominently
  - must produce the **notarized affidavit from the property owner granting permission for the business to operate on the property** to Code Enforcement and/or the Dallas Police Department upon request.



Source: portlandonline.com



Pushcart

# Proposed Regulations

- An **MRE** may only operate between the hours of 8:00 a.m. and 9:00 p.m.
- An **MRE**, including merchandise, may locate on a maximum of six (6) parking spaces or 10% of the off-street parking spaces on a lot, whichever is less.
- No more than one (1) **MRE** may occupy a building site
- An **MRE**, including merchandise, must occupy an approved parking surface (concrete paving, asphalt, etc.)
- Merchandise may not be sold from the trunk of a car, but may be sold next to a vehicle or trailer that is in compliance with the proposed regulations

# Proposed Regulations

- An **MRE**, including merchandise, may not occupy a handicapped parking space or handicapped loading area
- The **MRE** must be removed from the site when not operating
- An **MRE** may not impede traffic circulation nor be located in a visibility triangle
- An **MRE** may not use outside speakers or noise equipment
- An **MRE** must have a fire extinguisher on the vehicle at all times.

# Options

1. Amend Dallas City Code Chapter 50, Article XII “Street Vendors” to establish regulations for mobile retail districts
2. Follow ZOAC’s recommendation for a code amendment
3. Make no change



# Option 1

- Amend Dallas City Code Chapter 50, Article XII “Street Vendors” to establish regulations for mobile retail districts.
  - A Mobile Retail District would be a commercial area of the city designated by City Council ordinance
  - Mobile retail would be allowed on private property in these districts pursuant to a mobile retail license and compliance with the proposed regulations the ZOAC forwarded to CPC, including:
    - Property owner approval
    - Mobile retail license
    - Operating restrictions

## Next Steps

- Get direction from the Committee regarding the options
- Schedule for the City Council

ORDINANCE NO. \_\_\_\_\_

An ordinance amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code by amending Section 51A-4.210; providing \_\_\_\_\_; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Subsection (b), “Specific Uses,” of Section 51A-4.210 “Retail and Personal Service Uses,” of Division 51A-200, “Use Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (17.1), “Mobile Retail Establishment,” to read as follows:

“(17.1) Mobile retail establishment.

(A) Definition. MOBILE RETAIL ESTABLISHMENT means an establishment that sells merchandise from a movable and operable vehicle or trailer on wheels (motorized or non-motorized).

(B) Districts permitted: By right in A(A), MF-4(A), office, retail, commercial service and industrial, central area, mixed use, multiple commercial, and urban corridor districts.

(C) Required off-street parking. None required.

(D) Required off-street loading: None

(E) Additional provisions:

(i) Mobile retail establishments are prohibited from selling e-cigarettes, food, beverages, medications, pets, smoking paraphernalia, tobacco, and tobacco products or providing personal services.

(ii) Mobile retail establishments are only permitted at a location that has an operating business with a valid certificate of occupancy for a retail or personal service use.

(iii) Mobile retail establishments may only operate between 8:00 a.m. and 9:00 p.m.

(iv) Mobile retail establishments may not remain on-site when not operating.

(v) The operator of a mobile retail establishment shall display a mobile retail license prominently in a window and if requested by a code compliance officer or a police officer, must produce a notarized affidavit from the property owner granting permission for the business to operate on the property.

(vi) A fire extinguisher approved by the Dallas Fire-Rescue Department must be present on the vehicle at all times.

(vii) The use of outside speakers or other noise equipment is prohibited.

(viii) A mobile retail establishment, including merchandise, may be located on a maximum of six off-street parking spaces or 10 percent of the off-street parking spaces on a lot, whichever is less.

(ix) A mobile retail establishment, including merchandise, must be located on an approved parking surface.

(x) A mobile retail establishment may not be located on a handicapped parking space or handicapped loading area.

(xi) Mobile retail establishments may not impede traffic circulation and may not be located in a visibility triangle.

(xii) A maximum of one mobile retail establishment is permitted on a building site.



(xiii) Mobile retail establishments located in central area districts may be required to obtain a CBD concession license and location permit.

(xiv) Merchandise may not be sold from the trunk of a car but may be sold next to a vehicle or trailer that is in compliance with this paragraph.”

SECTION 2. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 3. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 4. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

**DRAFT**

By \_\_\_\_\_  
Assistant City Attorney

Passed \_\_\_\_\_

# Memorandum



CITY OF DALLAS

DATE October 21, 2016

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),  
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Upcoming Agenda Items from Park and Recreation Department**

On Wednesday, November 9, 2016, the Dallas City Council will consider six agenda items pertaining to the Park and Recreation Department.

- Draft Agenda Item #23 - Authorize (1) acceptance of a reimbursable matching grant from Collin County in the amount of \$250,000; and (2) execution of an Interlocal Agreement with Collin County for the design and construction of a trail and other amenities and improvements at Moss Glen Park located at 5200 Bentwood Trail - Financing: No cost consideration to the City. This item was approved by the Park and Recreation Board on October 20, 2016.
- Draft Agenda Item #24 - Authorize disbursement of an amount not to exceed \$320,000 to Dallas County for reimbursement of Northaven Trail Phase 2 project costs located at Preston Road heading west mostly through Oncor Right-of-Way to Denton Drive at the Walnut Hill/Denton DART Station - Not to exceed \$320,000 - Financing: General Obligation Commercial Paper Funds. This item was approved by the Park and Recreation Board on October 20, 2016.
- Draft Agenda Item #25 - Authorize a contract with DENCO CS Corporation, best value proposer of six, for renovation of the former Jules E. Muchert Army Reserve armory facility which includes offices, maintenance facility conference center and other miscellaneous items for the Dallas Park and Recreation Department Operation and Maintenance Facility located at 10031 East Northwest Highway - Not to exceed \$3,456,648 - Financing: General Obligation Commercial Paper Funds. This item was approved by the Park and Recreation Board on October 20, 2016.
- Draft Agenda Item #26 - Authorize a contract with JC Commercial, Inc., best value proposer of three, for a new service center building and repairs to an existing warehouse shed for the Park Maintenance District 6 located at 10770 Bekay Street - Not to exceed \$2,178,556 - Financing: 2006 Bond Funds (\$810,521) and General Obligation Commercial Paper Funds (\$1,368,035). This item was approved by the Park and Recreation Board on October 20, 2016.
- Draft Agenda Item #27 - Authorize an increase in the contract with C. Green Scaping, LP for updated quantities, equipment reconfiguration, erosion control and other miscellaneous items at the Dallas Zoo located at 650 South R.L. Thornton Freeway - Not to exceed \$263,608, from \$1,570,918 to \$1,834,526 - Financing: Stormwater Drainage Management Capital Construction Funds. This item was approved by the Park and Recreation Board on October 20, 2016.
- Draft Agenda Item #28 - Recommendation to the Dallas City Council to amend Chapter 41 of the Dallas City Code to prohibit smoking on park grounds without exceptions - Financing: This action has no cost consideration to the City. The Park and Recreation Board had previously approved prohibit smoking on park grounds with exceptions on June 2, 2016.

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Please feel free to contact me if you have any questions or concerns.



Willis C. Winters, FAIA, Director  
Park and Recreation Department

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Larry Casto, 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  
M. Elizabeth Reich, Chief Financial Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

**KEY FOCUS AREA:** Clean, Healthy Environment

**AGENDA DATE:** October 26, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Business Development & Procurement Services  
Code Compliance

**CMO:** Elizabeth Reich, 670-7804  
Joey Zapata, 670-3009

**MAPSCO:** N/A

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**SUBJECT**

Authorize a three-year professional services contract, with two one-year renewal options, for spay/neuter services - Spay Neuter Network, most qualified respondent of three - Not to exceed \$2,037,978 - Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

This action does not encumber funds; the purpose of a professional services contract is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This professional services contract will supplement staff in providing spay/neuter services. This professional services contract provides quality spay/neuter services to control the animal population. A spayed/neutered animal is easier to train, less territorial, reduces certain animal health risks, a calmer, and gentler pet.

Approximately 8,400 animals were spayed/neutered in FY 2014-15. This reflects a 31% increase in comparison to FY 2013-14. The capacity to perform these services in-house with the available staff has been maximized. In an effort to shorten the length of time a pet waits for surgery, the City is subcontracting services to maximize its efficiency.

Chapter 7 of the Dallas City Code requires that all animals that are adopted from Dallas Animal Services be spayed/neutered. All animals that are returned to their owners are also to be spayed and neutered, unless an intact animal permit exists.



**BACKGROUND (Continued)**

A five member committee from the following departments reviewed and evaluated the proposals:

- Police (2)
- Fire-Rescue (1)
- Code Compliance (1)
- Business Development and Procurement Services (1)\*

\*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan.

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- Capability of proposer 30%
- Overall approach 30%
- Qualification 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 284 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, BDPS' ResourceLINK Team (RLT) sent notifications to 25 chambers of commerce, the DFW Minority Business Council, and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Budget, Finance and Audit Committee on October 17, 2016.

**FISCAL INFORMATION**

\$2,037,978.00 - Current Funds (subject to annual appropriations)

**M/WBE INFORMATION**

- 30 - Vendors contacted
- 30 - No response
  - 0 - Response (Bid)
  - 0 - Response (No bid)
  - 0 - Successful

284 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

**ETHNIC COMPOSITION**

Spay Neuter Network

|               |   |                 |    |
|---------------|---|-----------------|----|
| White Male    | 4 | White Female    | 10 |
| Black Male    | 0 | Black Female    | 0  |
| Hispanic Male | 0 | Hispanic Female | 3  |
| Other Male    | 0 | Other Female    | 0  |

**RESPONDENT INFORMATION**

Business Development and Procurement Services received the following responses from solicitation number BAZ1513. We opened them on August 13, 2015. We recommend the City Council award this professional services contract to the most qualified respondent by group.

\*Denotes successful respondent

| <b><u>Respondents</u></b>             | <b><u>Address</u></b>                     | <b><u>Score</u></b>               |
|---------------------------------------|---|-----------------------------------|
| *Spay Neuter Network                  | 102 E. Trunk Street<br>Crandall, TX 75114 | Group 1 – 86%<br>Group 2 – 86%    |
| Texas Coalition for Animal Protection | 713 Sunset Street<br>Denton, TX 76201     | Group 1 – 85%<br>Group 2 – No bid |
| Vax Shack                             | 1311 Squires Lane<br>Aubrey, TX 76227     | Non-responsive**                  |

\*\*Vax Shack was deemed non-responsive due to not meeting specifications.

**OWNER**

**Spay Neuter Network**

Carol Shiels, President

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

PROJECT: Authorize a three-year professional services contract, with two one-year renewal options, for spay/neuter services - Spay Neuter Network, most qualified respondent of three - Not to exceed \$2,037,978 - Financing: Current Funds (subject to annual appropriations)

Spray Neuter Network is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

|                           | <b><u>Amount</u></b>  | <b><u>Percent</u></b> |
|---------------------------|-----------------------|-----------------------|
| Total local contracts     | \$0.00                | 0.00%                 |
| Total non-local contracts | \$2,037,978.00        | 100.00%               |
| <b>TOTAL CONTRACT</b>     | <b>\$2,037,978.00</b> | <b>100.00%</b>        |

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION**

#### **Local Contractors / Sub-Contractors**

None

#### **Non-Local Contractors / Sub-Contractors**

None

### **TOTAL M/WBE CONTRACT PARTICIPATION**

|                   | <b><u>Local</u></b> | <b><u>Percent</u></b> | <b><u>Local &amp; Non-Local</u></b> | <b><u>Percent</u></b> |
|-------------------|---------------------|-----------------------|-------------------------------------|-----------------------|
| African American  | \$0.00              | 0.00%                 | \$0.00                              | 0.00%                 |
| Hispanic American | \$0.00              | 0.00%                 | \$0.00                              | 0.00%                 |
| Asian American    | \$0.00              | 0.00%                 | \$0.00                              | 0.00%                 |
| Native American   | \$0.00              | 0.00%                 | \$0.00                              | 0.00%                 |
| WBE               | \$0.00              | 0.00%                 | \$0.00                              | 0.00%                 |
| Total             | \$0.00              | 0.00%                 | \$0.00                              | 0.00%                 |



October 26, 2016

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**Section 1.** That the City Manager is authorized to execute a professional services contract with Spay Neuter Network (VS0000026296) for spay/neuter services for a term of three years, with two one-year renewal options, in an amount not to exceed \$2,037,978.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Spay Neuter Network shall be based only on the amount of services directed to be performed by the City and properly performed by Spay Neuter Network under the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,037,978.00 (subject to annual appropriations) from Service Contract number BAZ1513.

**Section 3.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.