

Memorandum



CITY OF DALLAS

DATE April 24, 2015

TO Honorable Mayor and Members of the City Council

SUBJECT **Ross Chapin - Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World**

You are invited to attend a talk by Ross Chapin on Pocket Neighborhoods. Ross Chapin, FAIA, is an internationally acclaimed architect, land planner and author from Whidbey Island, north of Seattle, WA. He has designed dozens of plans across the US and Canada and has been a development partner on six pocket neighborhoods, several which have received national housing awards. Mr. Chapin will share his experience with designing and developing Pocket Neighborhood communities over the last 15 years and discuss zoning strategies to build these communities. Mr. Chapin's bio is attached, and details regarding the program are outlined on the attached invitation. Please RSVP via email at chalonda.jackson@dallascityhall.com.

We hope that you can join us for the conversation. Please do not hesitate to contact me with any questions that you may have.

A handwritten signature in blue ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans
First Assistant City Manager

Attachment

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
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

Pocket Neighborhoods: Creating Small Scale Community in a Large Scale world

Pocket Neighborhoods are small groups of houses or apartments gathered around a shared common area that fosters community while preserving privacy. The typology can help preserve scale and character in existing neighborhoods and offer a viable infill strategy at a sub-block scale.

As a kick-off to the CNU 23 conference, city staff, elected and appointed officials are invited to hear **ROSS CHAPIN**. Mr. Chapin will share his experience with designing and developing Pocket Neighborhood communities over the last 15 years. Mr. Chapin will highlight **key design** guidelines for successful pocket neighborhoods, **review examples** across a range of urban transects, and discuss the **zoning strategies** to build these communities.

Ross Chapin, FAIA, is an internationally acclaimed architect, land planner and author from Whidbey Island, north of Seattle, WA. He has designed dozens of plans across the US and Canada and has been a development partner on six pocket neighborhoods, several which have received national housing awards.

CECs available

Tuesday, April 28 @ 1:00 p.m.
City Hall, L1EN-D



Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World

A presentation by Ross Chapin, FAIA • ross@rosschapin.com • 360 221 2373

Description of the presentation

Pocket Neighborhoods are small groups of houses or apartments gathered around a shared common area. Their friendly scale and attentive layout fosters interaction among nearby neighbors while preserving personal privacy. Because of the web of care and support they promote, pocket neighborhoods strengthen a personal sense of belonging and safety, and can be primary building blocks for resilient communities.

From young families to retiring Baby Boomers, pocket neighborhoods offer an opportunity to live in a safe neighborhood where neighbors are on a first-name basis with each other. For planners, this typology can help preserve the scale and character of existing neighborhoods, and offer a wider range of housing options and affordability. For developers, pocket neighborhoods can be a viable infill strategy at a sub-block scale, or an organizing pattern for planning at a larger neighborhood scale.

Ross Chapin will share his experience with designing and developing Pocket Neighborhood communities over the last 15 years, and present the highlights of his book, *Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World*, published by The Taunton Press. Ross will trace historic precedents going back 500 years, review contemporary pocket neighborhoods across urban/rural transects, show retrofitted neighborhoods within existing communities, and offer the key design principles and patterns that make these communities work.

About Ross Chapin



Ross Chapin, FAIA, is an internationally acclaimed architect, land planner and author from Whidbey Island, north of Seattle, WA. He has designed dozens of neighborhood plans for developers across the US and Canada, and has been a development partner on 6 pocket neighborhoods, several which have received national housing awards. He is the author of the best-selling book, *Pocket Neighborhoods: Creating Small Scale Community in a Large Scale World* (Taunton Press), winner of the Nautilus Book Award, and listed on Planetizen's 2012 Top 10 Books for urban planning and design.

Mr. Chapin's work and ideas have been featured in the *AARP Bulletin*, *USA Today*, *New York Times*, *Wall Street Journal*, *Toronto Globe & Mail*, *Forbes*, *Architectural Record*, *Builder Magazine*, *Planning Magazine*, and more than 30 books, including *Solving Sprawl*, *Superbia*, *Housing for Niche Markets*, and Sarah Susanka's *Not So Big House* series. He is a frequent keynote speaker and presenter at seminars, conferences and universities.

Professional Continuing Education Learning Objectives

Objective 1: Participants will learn key planning and design principles for creating successful Pocket Neighborhoods by studying historic precedents and contemporary examples.

Objective 2: Participants will identify opportunities to leverage Pocket Neighborhood strategies for infill sites in existing neighborhoods and larger new urban developments.

Objective 3: Participants will be introduced to Pocket Neighborhood ordinances and hear about their application in various jurisdictions.

Objective 4: Participants will review strategies for zoning reform and approaches to overcoming resistance to appropriate density and small-scale housing.

For more information

on Pocket Neighborhoods and Ross Chapin's work, go to:

www.pocket-neighborhoods.net and www.rosschapin.com

Memorandum



CITY OF DALLAS

DATE April 24, 2015

TO The Honorable Mayor and Members of the City Council

SUBJECT Follow-up to Sunset Review Briefing

Attached are responses to questions asked during your April 1st briefing on the Sunset Review process. Additional updates of the Sunset Review will be provided at your May or June budget briefing.

Please let me know if you need additional information.

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

Jeanne Chipperfield
Chief Financial Officer

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
Jill A. Jordan, P.E., Assistant City Manager

Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Forest E. Turner, Chief Wellness Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

Sunset Review Briefing – Questions and Responses

1. For FY13 and FY14, how much revenue did City receive after placing lien on properties versus how much in liens was forgiven each year?

Response: During the last two fiscal years (FY13 and FY14), liens placed on properties for mowing and secured closure totaled \$6.8m. Revenues received during the same time period totaled \$1.4m and liens forgiven to facilitate redevelopment totaled \$1.8m.

2. What will the process be for reviewing the 900+ code ordinances?

Response: Code Compliance staff will brief Quality of Life and Environment Committee on Monday, April 27 regarding process for reviewing the ordinances. Staff is preparing a matrix to categorize ordinances for easier review, showing the ordinance number, the chapter of City Code where it is found, and a brief description. Matrix updates will be scheduled for each upcoming Quality of Life & Environment meeting through June 2015 for guidance to: a) maintain as is, b) repeal, c) modify, or d) transfer enforcement to another City department.

3. Provide information about median mowing/maintenance contract including the number of months of the annual contracts.

Response: The current contract for rights-of-way litter removal and mowing between the City of Dallas (managed by Streets Services) and the Good Earth Corporation will expire by March 2016. A new 36 month contract is currently in the bidding process so that a new contractor is in place before the current contract expires. City rights of way and medians are maintained once every 14 days between March and November, weather permitting. During the period December to February, litter maintenance is provided once a month.

4. Provide information about how federal funds are being spent through the Office of Emergency Management.

Response: The Office of Emergency Management oversees two grants received from the Department of Homeland Security (DHS): the Emergency Management Performance Grant (EMPG) and the Homeland Security Grant Program (HSGP).

EMPG is designed primarily to match funding needed for the ongoing sustainment of emergency management operations.

HSGP includes the Urban Area Security Initiative (UASI) and the State Homeland Security Grant Program (SHSP), and is a project based grant program. For the UASI grant, DHS announces a regional allocation for the Dallas area UASI that comprises seventeen jurisdictions. These funds are then allocated by a regional working group based on threat, population, critical infrastructure, etc. within the jurisdictions. Once the allocation is received, the Office of Emergency Management solicits potential public safety projects from all applicable internal City departments. Once projects are compiled and rated on priority, this information is integrated into a single grant application that is submitted to the State of Texas. Once final agreements have been signed and funding approved through council resolutions, the Office of Emergency Management works with City departments

to complete all pre-established projects with the grants funds. The grants operate on a reimbursement basis. For the SHSP grant program, applications are submitted to a North Central Texas Council of Governments' committee (Regional Emergency Preparedness Advisory Committee) that evaluates and votes on projects to be funded.

Below are some examples of projects that have been or are planned to be funded by the grants:

FY 2011-12

UASI - \$5,295,442 - Public safety interoperable communications upgrades, armored vehicle, USAR equipment and training, planning, CERT

SHSP - \$28,149 - EOD enhancements

EMPG - \$227,570 - Grant that matches funding for emergency management programs

FY 2012-13

UASI - \$5,487,162 - Public safety interoperable communications upgrades, CERT, video body worn cameras, planning

SHSP - \$9,500 - EOD enhancements

EMPG - \$214,711 - Grant that matches funding for emergency management programs

FY 2013-14

UASI - \$5,816,375 - Interoperable communications, CERT enhancement, backup EOC, integrated VTC, planning, training and exercise, management and administration

SHSP - \$2,500 - Regional fusion workshop and outreach

EMPG - \$182,383 - Grant that matches funding for emergency management programs

Memorandum



CITY OF DALLAS

DATE April 24, 2015

TO The Honorable Mayor and Members of the City Council

SUBJECT GFOA Distinguished Budget Award

I am pleased to inform you that the City of Dallas has received the Government Finance Officers Association's Distinguished Budget Presentation Award for the FY 2014-15 budget document. This is the 16th year that the City of Dallas has received this award. This award recognizes governmental entities that prepare and publish exemplary budget documents. In order to receive this award, a government unit must publish a budget document that meets program criteria as a policy document, an operations guide, a financial plan, and a communication device.

We will continue the effort to achieve and maintain excellence in governmental budgeting. Please let me know if you need additional information.

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

Jeanne Chipperfield
Chief Financial Officer

Attachment

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
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Elsa Cantu, Assistant to the City Manager



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Dallas
Texas**

For the Fiscal Year Beginning

October 1, 2014

Executive Director

Memorandum



Date: April 24, 2015

To: Honorable Mayor and Members of the City Council

Subject: Water Supply Update

Since the January 7, 2015 Drought Status Update Briefing, Dallas' connected water supplies have improved from 64.64% remaining to 86.36% remaining as of 8:00 a.m. April 24, 2015. This represents an approximately 23% improvement as compared to this time last year. The table below depicts the percent of Dallas' supply each reservoir represents and current lake levels.

Reservoir	Percent of Dallas' Supply	Top of Conservation Pool (feet m.s.l.)	Lake Level Apr 24, 2015 at 8:00 a.m. (feet m.s.l.)	Difference between Conservation Pool and Current Lake Elevation (Feet)
Ray Roberts	23.1	632.5	629.84	-2.66
Lewisville	16.5	522.0	521.17	-0.83
Grapevine	2.8	535.0	528.58	-6.44
Ray Hubbard	16.3	435.5	431.25	-4.25
Tawakoni	25.1	437.5	431.75	-5.75
Fork	16.2	403.0	401.19	-1.81

Lake Level Source: United States Geological Survey

The National Weather Service Climate Prediction Center's three month seasonal outlook forecasts continuation of lower than normal temperatures and slightly higher than normal precipitation for the Dallas area, which means that water use or demands would be suppressed. On the other hand, if drought conditions persist, our models project that Dallas might enter Stage 1 of the Drought Management Plan as early as Spring 2016. Dallas' Stage 1 drought trigger occurs when Dallas' system of water supply reservoirs are 65 percent full (35 percent depleted).

We will continue to monitor water supply conditions and provide you with periodic updates. In the meantime, please let me know if you have any questions or need any additional information.

Mark McDaniel
Assistant City Manager

c: A.C. Gonzalez, City Manager
Craig Kinton, City Auditor
Judge Daniel F. Solis, Administrative Judge
Jill A. Jordan, Assistant City Manager
Joey Zapata, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Council Office

Warren M. S. Ernst, City Attorney
Rosa A. Rios, City Secretary
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jo M. (Jody) Puckett, P.E., Director

Memorandum



CITY OF DALLAS

DATE April 24, 2015

TO The Honorable Mayor and Members of the City Council

SUBJECT Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Update

The 2006 and 2012 Bond Programs provided funding for design and construction of storm drainage relief improvements for the Mill Creek / Peaks Branch / State-Thomas watersheds. A map of the project area is attached.

As you are aware, the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel project is moving forward. There are approximately 170 real estate transactions identified for this project. Transactions over \$10,000 or those that could require eminent domain will be presented on an on-going basis through the City Council Agenda. Transactions less than \$10,000 that do not require eminent domain are processed administratively by staff in the process known as "short form" transactions.

As of the April 22, 2015 Council Agenda, approximately 81 related real estate transactions have been approved by Council and 26 "short form" real estate transactions have been processed. There are approximately 63 remaining real estate transactions to be presented to Council for approval or processed by "short form" resolution. It is anticipated that the remaining real estate transactions will be placed on the next four Council Agendas for approval in order to meet the project schedule. Additional Council Action may also be required as settlements are processed.

If you have additional questions, please let me know.

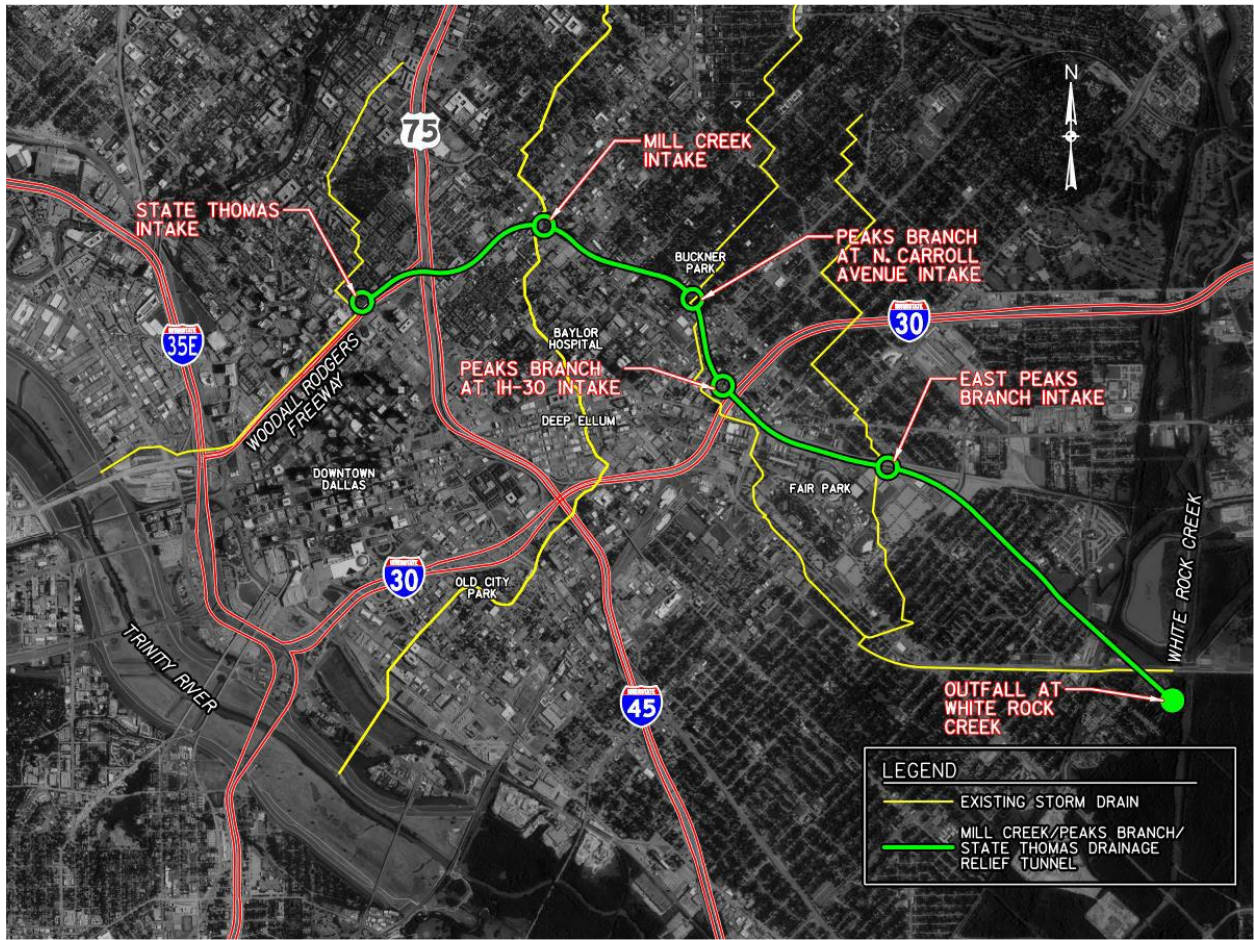
A handwritten signature in blue ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E
Assistant City Manager

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
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Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel project
(green line on map below)



Memorandum



DATE April 24, 2015

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TO Honorable Mayor and Members of the City Council

SUBJECT Operation Beautification Spring 2015

As recommended by the Quality of Life & Environment committee, staff has promoted a biennial citywide cleanup event called Operation: Beautification. Since the inaugural event in May 2012, 98 neighborhood groups have participated in the event, and removed more than 82 tons of trash from the streets, parks, and waterways of Dallas. The community-wide effort is supported by the city through offering out of schedule trash collection for registered groups.

The next event is scheduled for Saturday, May 16th. Registration for the upcoming spring event is currently open, and will remain open until Monday, May 11th. Interested groups are strongly encouraged to register. A link to the registration portal can be found here: http://dallascityhall.com/departments/pnv/Pages/Operation_Beautification.aspx

For the Spring 2015 edition of Operation:Beautification, staff has re-tooled outreach efforts to target new organizations, churches, and schools. Announcements to social media pages have been made, and will continue throughout the registration period.

For your information, a list of community groups that have participated in the past is attached to this memo.

If you have any questions, or require additional information, please do not hesitate to contact me.

A handwritten signature in black ink, appearing to read 'Joey Zapata', with a horizontal line underneath.

Joey Zapata
Assistant City Manager

Attachment

c: A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
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Elsa Cantu, Assistant to the City Manager – Mayor & Council

Operation: Beautification Participants May 2012 - November 2014

Participant	Total Events	Dist.	Spring 2012	Fall 2012	Spring 2013	Fall 2013	Spring 2014	Fall 2014
Elmwood Neighborhood Association	4	1	X	X		X	X	
Sunset Hill Neighborhood Association	2	1	X					X
Beverly Hills Neighborhood Association	1	1		X				
Bishop Arts NA	1	1					X	
Calvary Baptist Church of Oak Cliff	1	1	X					
Cedars Neighborhood Association	2	2	X	X				
Maple Lawn NA	2	2	X	X				
Board of Friends	1	2			X			
Casa Grande Village CW	1	2					X	
Nextdoor Addition	1	2			X			
Oak Lawn Committee	1	2			X			
Providence Mockingbird Apartments	1	2		X				
Residents and Homeowners of Love Field	1	2	X					
Starlight Bethel Missionary Baptist Church	1	2	X					
Wynnewood Neighborhood Association	5	3	X		X	X	X	X
Club Oaks Neighborhood Crime Watch	1	3						X
Harbor Glen	1	3	X					
Kiest Park Community Group	1	3	X					
Kimball NA & CW	1	3			X			
Old Oak Cliff Conservation League	1	3			X			
Rosemont at Bluffridge & Portfolio Resident Services	1	3			X			
Singing Hills Neighborhood Association	1	3				X		
Stevens West Neighborhood Association	1	3	X					
Woods-Sugarberry HOA/Crime Watch	1	3	X					
Adelaide Crime Watch	1	4		X				
American Care Foundation	1	4					X	
Brentwood Trinity Heights Crime Watch	1	4	X					
Capable Coordination & Consulting, LLC	1	4			X			
Cedar Oaks	1	4			X			
Ewing Corinth Neighborhood Association	1	4				X		
Glen Oaks Homeowners Association	1	4		X				
Glenview Neighborhood Association	1	4				X		
Golden S.E.E.D.S Foundation	1	4					X	
Inner City Solutions	1	4					X	
Marsalis Park HOA	1	4					X	
Power of 2	1	4					X	
Providence At Village Fair Apartments	1	4		X				
South Central Civic League	1	4		X				

Operation: Beautification Participants May 2012 - November 2014

Participant	Total Events	Dist.	Spring 2012	Fall 2012	Spring 2013	Fall 2013	Spring 2014	Fall 2014
Village Oaks Apts	1	4			X			
Beckley Heights Neighborhood Association	4	5		X	X	X		X
Kings Highway Conservation District	2	5	X				X	
Twin Oaks NA	2	5			X		X	
Bruton Terrace Crime Watch	1	5				X		
Concord Church	1	5			X			
Dallas Oak Cliff Coalition	1	5	X					
East Lake June CW	1	5					X	
El Shaddai Apts	1	5			X			
Elderoaks Civic HOA	1	5			X			
Florence Middle School Gladiator Green Team	1	5					X	
Kenneth Winn Crime Watch	1	5						X
Oakland Terrace Homeowner Association	1	5	X					
Oasis Apartments	1	5			X			
Oasis Garden Apartments	1	5			X			
Red Cloud Community Crime Watch	1	5	X					
Sunrise Village Apartments	1	5		X				
La Bajada Crime Watch	2	6		X	X			
Jericho City Church	1	6						X
Los Altos West Dallas Crime Watch	1	6		X				
Victory Gardens/Bickers Park	1	6					X	
Westmoreland Park NA	1	6			X			
Clean South Dallas/Fair Park Inc.	2	7				X	X	
Dolphin Heights NA	2	7			X			X
St. Phillip's School & Community Center/Action Motel	2	7	X		X			
10th Street Historical District (American Care Foundation)	1	7		X				
Action Metals/St. Philip's School and Community Center	1	7				X		
Be1ar Street Association	1	7			X			
Eastwood Hills NA	1	7					X	
GoGreenDallas	1	7					X	
Mill City Community Association	1	7				X		
Parkdale / Lawnview Association of Neighbors (PLAN)	1	7			X			
Queen City Heights Neighborhood Association	1	7		X				
Rose Garden Neighborhood League	1	7				X		
Wendelkin/ Driscoll NA	1	7					X	
Neighborhood Improvement Association	2	8			X		X	
Nextdoor Kleberg	2	8			X	X		
Hidden Valley Homeowners Association & Crime Watch	1	8		X				

Operation: Beautification Participants May 2012 - November 2014

Participant	Total Events	Dist.	Spring 2012	Fall 2012	Spring 2013	Fall 2013	Spring 2014	Fall 2014
Kleberg Rylie Neighborhood	1	8		X				
Operation Highland Hills Take Back	1	8	X					
Pleasant Wood/Pleasant Grove CDC	1	8		X				
Precious Gift of Life Group	1	8						X
Providence On The Park Apartments	1	8		X				
Lakewood Trails Neighborhood Association	3	9		X	X		X	
Casa Linda Forest CW	2	9			X			X
Casa View Haven NA	2	9			X	X		
Braeburn Glen CW	1	9			X			
Lockwood Neighborhood Association	1	9						X
Harmony Science Academy	1	10						X
White Rock Trail Group	1	10						X
PENA-West	1	11	X					
Preston Hills HOA	1	11			X			
Highland Creek Manor Homeowners Association	1	12		X				
Heart House After- School Program	1	13						X
Royal Haven NA	1	13					X	
Walnut Hill NA	1	13					X	
Beacon Montessori	1	14						X
Bella Villa	1	14	X					
Bryan Place NA	1	14	X					
Uptown Dallas	1	14				X		