

Memorandum



DATE June 16, 2006

TO Members of the Economic Development & Housing Committee: Bill Blaydes (Chair), James Fantroy (Vice-Chair), Don Hill, Leo Chaney, Jr., Mitchell Rasansky, Linda Koop, Angela Hunt, Pauline Medrano, Ron Natinsky

SUBJECT **Proposed approach for Transit Oriented Development at DART Light Rail Stations**

Transit oriented centers and corridors have the opportunity to support a substantial mix of retail, housing, employment and cultural facilities. As such, DART light rail stations offer significant near term economic development opportunities. In partnership with DART, the Office of Economic Development desires to issue a Request For Qualifications (RFQ) to the development community seeking qualified, willing and able master developers to undertake multiple mixed use developments at DART light rail stations.

A master developer of several Transit Oriented Development (TOD) locations will best ensure that development occurs in a fashion complementary to the DART rail system. Additionally, integrated design combined with economies of scale and compatible project scopes will result in more sustainable developments. Requirements of the master developer include (but are not limited to) the following: 1) land assemblage, 2) market research, 3) master planning, 4) securing zoning, 5) infrastructure, 6) financial structuring, and, 7) vertical development and/or sale of development rights. Further, multiple TOD projects in southern Dallas will be mandated for the master developer.

In support of the RFQ, staff proposes to package existing city economic development incentives in an effort to help stimulate interest in private development at these targeted sites. The TOD incentive program will include a menu of economic development tools available through the City's Public/Private Partnership Program.

Staff seeks the comment and support of the Economic Development & Housing Committee prior to initiating this approach to TOD. Should you have any questions, please contact me at 214-670-3314.

Ryan S. Evans
Assistant City Manager

C: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ryan S. Evans, Assistant City Manager
Charles W. Daniels, Assistant City Manager
Ramon Miguez, P.E., Assistant City Manager
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Dave Cook, Chief Financial Officer
Maria Alicia Garcia, Director, Office of Financial Services
Karl Zavitkovsky Director, Office of Economic Development
Jerry Killingsworth, Director, Housing Department
Hammond Perot, Assistant Director, Office of Economic Development
Chandra Marshall-Henson, Assistant to the City Manager