

# Memorandum



DATE August 6, 2010

TO Members of the Transportation and Environment Committee:  
Linda Koop (Chair), Sheffie Kadane (Vice Chair), Jerry R. Allen, Tennell Atkins, Carolyn R. Davis, Delia Jasso, Pauline Medrano, Ron Natinsky, Vonciel Jones Hill

SUBJECT NCTCOG 2009-2010 Sustainable Development Grant – City of Dallas Awarded Projects

In March, 2009, the North Central Texas Council of Governments (NCTCOG) initiated a Sustainable Development Funding Program Call for Projects. The program is designed to foster growth and development in and around historic downtowns and Main Streets, infill areas, and passenger rail lines and stations. The call for projects was formally issued on March 24, 2009 and the deadline for project submissions was October 2, 2009.

The City of Dallas issued a request for proposals (RFP) to solicit projects for evaluation. On September 15, 2009, the Council's Transportation and Environment Committee was briefed on the project selection recommendations resulting from the RFP process and endorsed those recommendations.

For the October, 2009 project submissions, the City of Dallas sponsored sixteen infrastructure and seven planning project applications worth \$27,574,971 for funding consideration in the Sustainable Development Program. Five of the project applications submitted by the City were determined to be ineligible by NCTCOG staff due to the lack of necessary zoning at the time of submittal, projects not meeting the NCTCOG definition for mixed use development, or inadequate air quality benefit.

On June 3, 2010, the Regional Transportation Committee (RTC) approved \$13,474,712 for nine City of Dallas infrastructure projects. The approved infrastructure projects are:

- Atmos Lofts Mixed Use Development
- Routh Street Underpass Gateway to Arts District
- Edison/Hi Line/Stemmons Rail Transit Underpass Connection
- Lake Highlands TOD Multimodal Connectivity
- Project Paseo
- Continental Mixed Use Development
- La Reunion Town Center - The Orleans & The Courtyards
- Zang Triangle
- The Butler Mixed Use Development

The RTC also approved \$305,000 for three City of Dallas planning projects. The approved planning projects are:

- Santa Fe Trail Corridor Study
- Building Blocks Sustainable Development District
- LBJ/Skillman Urban Planning Initiative

Details about the selected projects are shown in **Exhibit A**. The RTC has asked for a City Council resolution in support of each of these projects by September 3, 2010.

The Sustainable Development Program requires a local match of 20 percent of the total project cost and the source of the \$3,444,929 in local matching funds for all the projects is shown in **Exhibit A**. Local matching funds will be from private sources or other non-general City funds. For projects receiving TIF funds, if specified in the TIF development agreement, local match funds may be eligible for reimbursement. RTC funding will be available for reimbursement during 2011. Planning projects will be managed by NCTCOG staff, including any consultant selection process, with the City being required to pass through local match funds at the beginning of the project.

At the August 25<sup>th</sup>, 2010 City Council meeting, a resolution will be presented for Council approval authorizing support for projects selected within the City of Dallas for the Regional Transportation Council Sustainable Development Program and authorizing the City Manager to negotiate agreements with the North Central Texas Council of Governments and private sector partners, where applicable.

Please contact me if you need additional information.



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

- c: The Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Thomas P. Perkins, Jr. City Attorney  
Deborah Watkins, City Secretary  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest Turner, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Edward Scott, Director, Controller's Office  
Frank Libro, Public Information Office  
Rick Galceran, P.E., Director, Public Works and Transportation  
Theresa O'Donnell, Director, Sustainable Development and Construction  
Helena Stevens-Thompson, Assistant to the City Manager – Council Office

**Exhibit A**

**City of Dallas Sustainable Development Infrastructure Projects - Selected by the Regional Transportation Council (RTC) of the North Central Texas Council of Governments (NCTCOG)**

Project	Private Sponsor	Project Description	NCTCOG Funds (80%)	Local Match (20%)	Total Project Cost	Source of Local Match
Atmos Lofts Mixed Use Development	Hamilton Properties Corporation	Refurbished exterior lighting, security lighting, concrete walk, stair and accessible ramp system, bike racks, motor court, landscaping. Atmos Lofts is composed of 4 buildings covering 2.6 acres. Planned development is mixed use with 233 residential apartment units (46 units workforce affordable), 5,000 sq ft restaurant space, 5,000 sq ft retail space, and 301 structured parking spaces.	\$462,686	\$115,671	\$578,357	Private funds.
Routh Street Underpass - Gateway to Arts District, Connecting Uptown & Downtown	Billingsley Company	Pedestrian friendly sidewalks, lighting, hike and bike connection improvements from Clark Street to Flora Street, drainage improvements to prevent flooding. Routh Street underpass improvements have been discussed during the Arts District Strategic Plan (adopted April 22, 2009). Intent is to make a more pedestrian-friendly connection between McKinney/Uptown and the Arts District. The Arts Plaza mixed use development consists of One Arts Plaza, 655,000 sf delivered in 2007, and Two Arts Plaza, planned at 532,000 sq ft as well as the JPI Arts Apartments currently under construction for 230 residential units.	\$1,001,910	\$250,478	\$1,252,388	Private funds in partnership with Downtown Improvement District (DID) Uptown Public Improvement District.
Edison/Hi Line Stemmons/Rail Transit Underpass Connection	Lower Oak Lawn Investment L.P.	Pedestrian friendly sidewalk and crosswalk improvements along Edison btw. Stemmons and Hi Line, pedestrian improvements along SB Stemmons frontage and Hi Line as it passes under Stemmons, accessible ramps, traffic warning light (at Hi Line), shade trees, way-finding, benches, trash receptacles, bike "parking", lighting. Planned development at 1400 Hi Line is mixed use with 314 unit residential, 29,000 sq ft ground floor retail.	\$1,151,063	\$287,766	\$1,438,829	Private funds.
Lake Highlands TOD Multimodal Connectivity Project	Prescott Realty Group & Dallas County (additional public partner)	Trail extending from south end of Lake Highland Town Center Trail into the White Rock Creek Trail near Skillman Street. Adding second left hand turn land at west bound Walnut Hill onto Skillman, pedestrian improvements at the Skillman/Walnut Hill intersection incl. barrier free ramps, traffic lighting. Planned development includes Lake Highlands Town Center and adjacent White Rock/Toscana redevelopment projects; 70 acres (20 for public park/lake area), 200,000 sq ft retail, 100,000 sq ft restaurants, 100,000 sq ft office, 2,550,000 sq ft residential.	\$2,774,222	\$693,556	\$3,467,778	Private funds and Dallas County Major Capital Improvement Program (MCIP) funds.

## Exhibit A

### City of Dallas Sustainable Development Infrastructure Projects - Selected by the Regional Transportation Council (RTC) of the North Central Texas Council of Governments (NCTCOG)

Project	Private Sponsor	Project Description	NCTCOG Funds (80%)	Local Match (20%)	Total Project Cost	Source of Local Match
Project Paseo	Matthews Holdings Southwest Inc	Improved sidewalk, landscaping and burying electrical systems along Lamar between IH-30 and Wood Street. Matthews Southwest was selected in 2008 to develop the downtown Dallas Convention Center Hotel. Streetscaping for the new Downtown Convention Center area (South Lamar from I-30 to Wood Street).	\$2,156,842	\$539,210	\$2,696,052	Private funds and/or City 2006 bond project
Continental Mixed Use Development	Forest City	Sidewalk replacement, landscaping improvements, crosswalk improvements (across Commerce and at Prather and St. Paul intersection). Planned development is mixed use with 212,847 sq ft residential (150 units), 5,572 sq ft retail, 280 space parking garage.	\$607,739	\$151,935	\$759,674	Private funds.
La Reunion Town Center - The Orleans & The Courtyards	Avalon Residential (Todd Seib)	Pedestrian friendly sidewalks, new and/or improved crosswalks, benches, shade trees, sidewalk lights, ped. Plaza, Construction of Walter Drive, Anneils Drive, Parkcrest Drive and Rockcrest Drive. Planned development of La Reunion Town Center includes 220 apartments, 24,433 sq. ft. retail/office/restaurant space, central parking garage.	\$1,986,250	\$496,563	\$2,482,813	Private funds.
Zang Triangle	Lang Partners LLC (an affiliate of INCAP Fund)	Wider sidewalks, curb and gutter, water line relocation, necessary storm sewer relocation, pedestrian crossing improvements, landscaping, lighting, bike racks and bike lockers. Planned development includes 260 residential units (approx. 20% affordable), 3,017 sq ft of office, 1,170 of "amenity" space, 5.5 level garage with 390 parking spaces.	\$1,750,000	\$437,500	\$2,187,500	Private funds.
The Butler Mixed Use Development	Mockingbird Building Group/Amarone LP	Streetscape improvements, including sidewalk widening and reconstruction and street furniture for proposed. Planned development of mixed use project with 468 apartments, 5,020 sq ft of retail, and structured parking.	\$1,584,000	\$396,000	\$1,980,000	Private funds.
<b>Total Infrastructure Projects</b>			<b>\$13,474,712</b>	<b>\$3,368,679</b>	<b>\$16,843,391</b>	

## Exhibit A

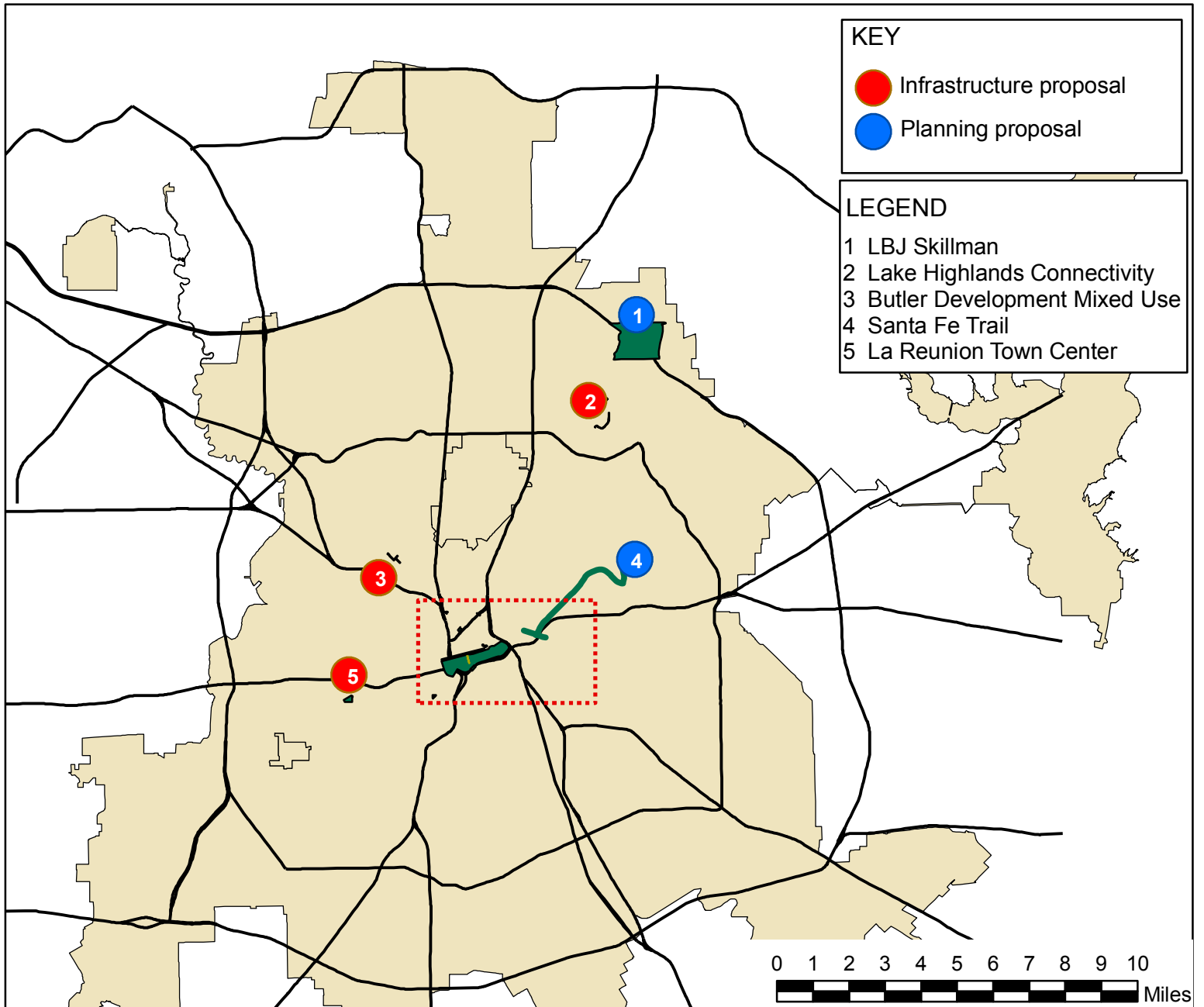
### City of Dallas Sustainable Development Planning Projects - Selected by the Regional Transportation Council (RTC) of the North Central Texas Council of Governments (NCTCOG)

Project	Private/Other Sponsor	Project Description	NCTCOG Funds (80%)	Local Match (20%)	Total Project Cost	Source of Local Match
Santa Fe Trail Corridor Study	Friends of Santa Fe Trail	Study development of the Santa Fe Trail in East Dallas, connecting Deep Ellum to White Rock Lake and pedestrian connectivity including determining trail access points, security, wayfinding, landscaping, furnishings, rest areas	\$80,000	\$20,000	\$100,000	Private contributions
Building Blocks Sustainable Development District	Central Dallas Community Development Corporation	Study transit and pedestrian connectivity, land use and context-sensitive design to create a sustainable development district in the Southern Sector of Downtown Dallas, from the Farmers Market to the Trinity, Young Street and IH-30.	\$125,000	\$31,250	\$156,250	Urban Revision and Enterprise Green Grants
LBJ/Skillman Urban Planning Initiative	LBJ/ Skillman Urban Planning Initiative Team (affiliated with the Lake Highlands Area Improvement Association, LHAIA)	Study to determine appropriate future land use, development scenarios, and zoning to facilitate transit oriented development (TOD) near the LBJ/Skillman DART Station gateway area, potential pedestrian and transit linkages, and opportunities for new trails and open spaces.	\$100,000	\$25,000	\$125,000	Skillman Corridor TIF Fund
<b>Total Planning Projects</b>			<b>\$305,000</b>	<b>\$76,250</b>	<b>\$381,250</b>	

**Grand Total Dallas Projects**

**\$13,779,712 \$3,444,929 \$17,224,641**

# Funded Sustainable Development Projects Map: 2010

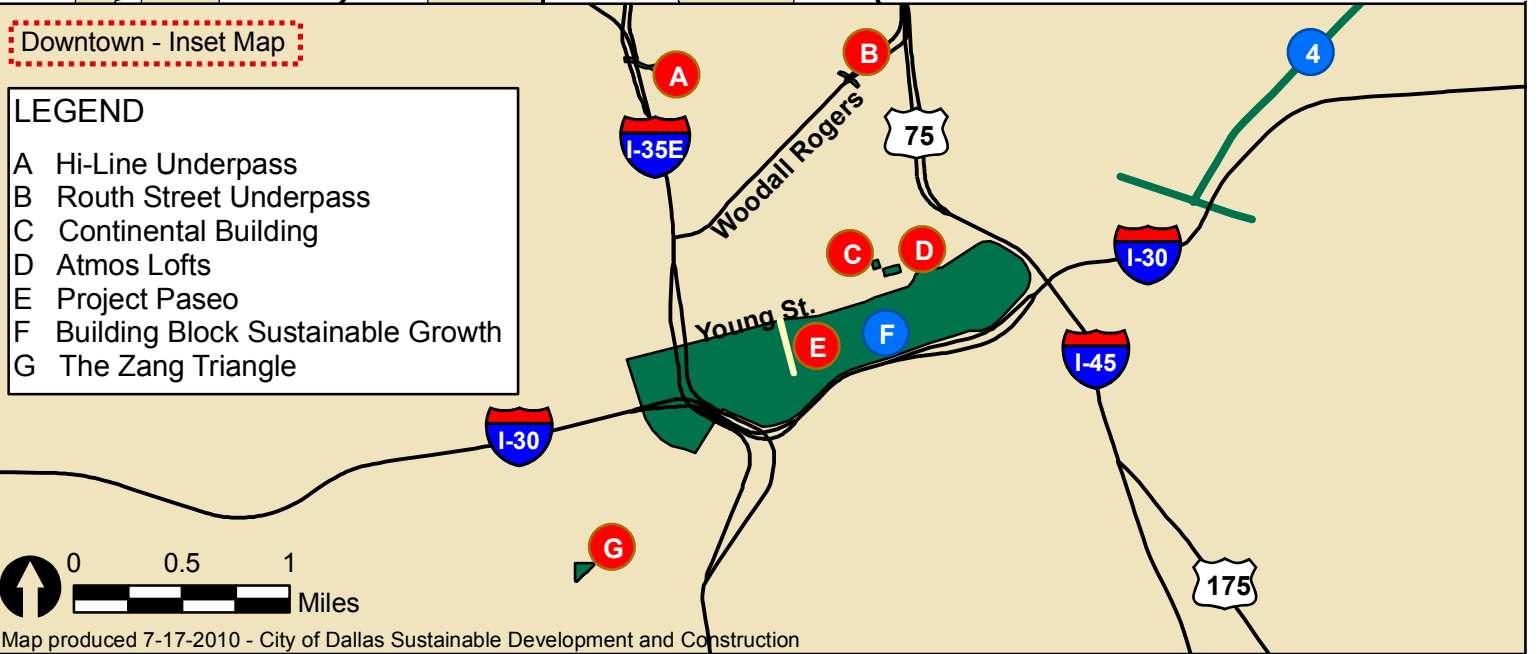


**KEY**

- Infrastructure proposal
- Planning proposal

**LEGEND**

- 1 LBJ Skillman
- 2 Lake Highlands Connectivity
- 3 Butler Development Mixed Use
- 4 Santa Fe Trail
- 5 La Reunion Town Center



**LEGEND**

- A Hi-Line Underpass
- B Routh Street Underpass
- C Continental Building
- D Atmos Lofts
- E Project Paseo
- F Building Block Sustainable Growth
- G The Zang Triangle