



DALLAS INC

**Public Realm & Capital Improvements Committee Meeting**  
**Friday, February 03, 2017 | 8:30 AM**  
**UDI Office, 3600 McKinney Avenue, Suite 210**

Members Present: John Armstrong, Dick Brink, Joel Brehrens, Phil Cobb, Boots Reeder, Neal Sleeper

Other parties in attendance: Nolan Marshall staff, Bailey Sanders staff, Michael Reeder staff.

Members absent: Katy Slade, Joseph Pitchford, Kevin Hickman

**Approval of Minutes**

Phil Cobb motioned to move the December minutes, Boots Reeder seconds. Motion unanimously passed.

**Two-Way Conversion Update, Joel Brehrens**

Joel touched on what has happened so far on the process from the city as far as approvals.

- We will not know how much money this project will receive from the bond and if it is approved until November. John asked if we should pursue design in the meantime.
- Neal stated it seems to him that our direction should be we huddle back with Council Member Kingston and transportation staff. For now, we leave the money allocated until we have an answer.
- With the police pensions happening, this could affect how much money from the bond the two-way conversion receives. The answers for now are in the hands of the legislature, and we won't know until around May or June.
- John inquired about grant monies. Neal said NTxCOG isn't going to give its share until the City portion gets resolved. John said it could be worth considering other grant money. ASLA, National Park Service, etc. are interested in programs such as this. John said since NTxCOG probably will not be involved unless we get some from the City, so other sources could be worth considering. Neal says he thinks the City should be the one driving it, not alternative funds.
- Joel states he wants to get with Council Member Kingston within the next month to discuss this.
- John asked what other projects could we have during this conversion? Joel stated that the uses of those funds for the conversion would need to be accumulated over a few years from UDI to support a portion of the \$15 mil. Nolan brought up the PID rule that there is only so much we can carry forward as far as saving and being ready for this project.
- Neal suggested getting a speaker who can touch on the pension project at a future board meeting.

**Strategic Plan, Nolan Marshall**

- Nolan reviewed the strategic plans purpose and his plan moving forward will be to work with the committees and entire board to create a final plan.
- Parking Management Plan—Neal said that this has mostly been convincing business owners to let people use their parking lots when they aren't. Property owners do not want to do that because of liability, maintenance, etc. Joel said there are property owners who have revisited

the idea and created public parking within their parking facilities (pay to park). Nolan asked if this committee would be looking at the feasibility of the idea. Joel said he would like to if we consider if it's really an issue with Uber, Lyft, and not real parking complaints. Neal said he's only seen this problem in State Thomas. John suggested signage and transparency on where to park to go to certain areas. Joel suggested adding this to the website. Neal suggested a champion within the committee, somebody who really wants to jump in on that with business owners etc. Committee decided this is not a top priority.

- Working with MATA Board to create an agreement—Nolan wants advice from the committees to guide him and the executive committee for the agreement. Nolan reviewed contracts between other entities and MATA. How formal should this agreement be? What does MATA want? What does UDI want? Joel suggested we pick this up in more detail next meeting.
- Increasing Pedestrian Safety—Neal said this morphed into the two-lane conversion. Joel said it would be great to have a consistent block style in Uptown. However, property owners go in and do their own design with the City. John said we have implemented our maintenance program which has helped this issue a lot.
- Design Guidelines—Neal described that the initial idea for this committee was to create a street front template for property owners as a standard for their developments. John said there is already a basic city implemented template that has to do with sidewalk size, trees, etc. Neal said the plan was to fix the problems when people didn't follow the general city template and plan; example: Truluck's, strip across from Crescent with parking lots.

#### **Public Art Update, Dick Brink**

- First meeting next week will focus on finalizing previous strategic plan for public art.
  - Dick updated the crosswalk art and their plan moving forward with the city and Brian Ratner.
- Dick proposed creating some time and ideas for traffic on McKinney with Joel, Boots, Patrick, possibly Joseph.
- The committee voiced concerns with Patrick's contract and bill.

#### **TXU Green Space Discussion, John Armstrong**

- Phil gave a general overview of the area. John presented TXU's area and idea for benches, pet runs, etc. John discussed entrance areas and the need for access from Hall St. John suggested we begin lobbying with the City for this area to have a cul-de-sac, small parking area, trail, etc. Boots suggested low-lights. Joel asked Phil to meet with everybody who would be involved and report back. Phil suggested the committee to take time to review the area.
- John asked for a review of the maintenance budget to add a few more trash cans to lower McKinney. Nolan suggested a bit of research from Michael on where the cans would go, the costs, etc. then have Kevin review the budget. Neal suggested developing a partnership with business owners to aid in the cleanup of the weekend trash.

Meeting was adjourned at 9:46am.