



DALLAS INC

**Public Realm & Capital Improvements Committee Meeting**  
**Thursday, April 27, 2017 | 8:30 AM**  
**UDI Office, 3600 McKinney Avenue, Suite 210**

Members Present: John Armstrong, Dick Brink, Joel Behrens, Neal Sleeper

Other parties in attendance: Nolan Marshall staff, Bailey Sanders staff

Members absent: Katy Slade, Joseph Pitchford, Kevin Hickman, Phil Cobb, Boots Reeder

Joel Behrens called the meeting to order at 8:36AM.

**Approval of Minutes**

John Armstrong motioned to approve the February minutes, Neal Sleeper seconded. Motion unanimously passed.

**Scope of Work for Patrick Kennedy, Joel Behrens**

- Joel reviewed Patrick's memo and his recommended scope of work for the year.
- Joel, Katie, Nolan and Patrick met with Tanya Brooks to determine next steps for the 2-way conversion. Nolan is working on getting a RFP. UDI will be initiating the first steps and phase of work. UDI will be meeting with City staff on May 15, 2017 to talk about next steps.
- John asked if it is reasonable to expect a timeline with a design firm and plan? Joel stated this just depends on the time of the surveying. Joel thinks it is reasonable to assume we will at least have surveying done by the end of the year. John asked how long we can assume the implementation would be. Joel stated we originally determined it would be around 5yrs. Neal said that he believes this could be around 3 yrs.
- Nolan stated that he recommends we continue connecting this project to the community as a priority. Nolan has received several concerns from various constituents within Uptown about what the 2-way means for their streets.
- Joel stated that Patrick is also working on smaller, low budget projects around the district. These plans are outlined in the memo.
- Patrick will also be brainstorming additional large-scale ideas that could be implemented following the 2-way conversion work is complete.
- Patrick will be developing a set of design standards. John recommended keeping this pedestrian friendly as a priority. John reminded the committee that design standards often bring up some conflict because telling businesses and contractors what to do have negative connotations. Dick agreed with John, and emphasized the need for the twenty-page, simple guide to design. Nolan stated that a great way to steer clear of the negativity is to start the plan with one recommendation that majority of people can get behind, such as having the sidewalks regulation size. Joel recommended that we present these design standards to Oaklawn and ask Tony Page to help facilitate the discussion between UDI and OLC.

- Patrick will be researching late night-life issues around the district. He will be giving us his recommendations and best practices for better managing the traffic, foot traffic, noise levels, etc.
- Neal asked about Patrick's budget. Joel stated that he will be using the budget already approved as part of UDI's 2017 budget.
- John asked about timing of the plan. With the unknown bond information, we need other projects to get behind. Joel reviewed the timing standards within the memo. John and Dick agreed that the design standards could be moved up to July – September. John asked that Joel and Nolan speak with Patrick and move up the timeline for UDI.
- Nolan stated that there will be an initiative for Patrick to reach out to the building owners and HOAs with his research before he shares what he has surveyed.

Neal Sleeper motioned to approve Patrick Kennedy's Memo about his scope of work. Dick Brink seconded. Motion unanimously passed.

#### **Crosswalk Art Update, Nolan Marshall**

- Nolan stated that the most recent update on the crosswalk art is the city manager recommended that we use their installer.
- UDI already spent money to use a separate installer
- May 2 will be the install date with the UDI installer
- Nolan is waiting to hear back with the final approval and a process that can be replicated if we have similar projects that need to go through this approval process
- Neal asked that UDI gets in contact with Central Market to do something with the giant parking lot and dead space between Lemmon and McKinney. Neal stated he would be willing to take the lead on reaching out to them.

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

- The B&G sign will be installed at Whole Foods on May 9<sup>th</sup>. After it stays at Whole Foods for a while, it will be ready to move to a different location. Dick stated it has a street art design on it with features of Uptown.
- Mid-America Apartments reached out to UDI to develop an art piece in a roundabout in their Uptown Village complex. They will be installing and maintaining. Nolan stated that Mid-America has selected an artist.
- Dick stated the committee is moving forward with the art plan, and it will be presented to the board soon. One suggestion will be to focus on one project. Nolan has suggested we focus on smaller, faster projects. Three ideas will be presented to the committee and a vote will be made. Dick stated one of the ideas will be to install murals on the walls of the Katy Trail underpasses.

#### **State Thomas Lot, Phil Cobb**

- John stated that the Maintenance committee has surveyed the green lot in between Jack Irwin's home and the TXU/Oncor lot. Phil met with Jack to determine his stance on creating this green space. John stated he believed Jack Irwin was uneasy about this being anything but a grass lot. Jack Irwin says he has an agreement with TXU/Oncor to keep it a green space. Joel asked if there were any other constituents around this lot that would need to be contacted. John said there are a few townhomes, TXU/Oncor, and a few spaces being built into homes or townhomes. John

stated that it is a green space that has been preserved as long as TXU doesn't need to expand into it.

- John explained that Jack believes he has an agreement to privately access the lot. Neal and others asked if this agreement was in writing.

### **Bike Share Efforts, Marshall**

- Anita and Nolan met with Downtown Dallas Inc. about bike share and how we could join in. They envision structuring this as a nonprofit that DDI would staff. DDI also plans to seek out a financial partner to help bring the bike share to Dallas. Nolan stated there isn't enough research yet to secure a financial partner. DDI has done a lot of work on this initiative but Nolan does not think it will be done this year but possibly next. There was talk about Uptown starting the bike share and then DDI joining in. Nolan advises against this because of this could give the impression that the districts aren't coexisting and there could be potential for it to fail. Therefore, there may potential next year with DDI as a partnership with their plan.

### **Other Business**

- Dick stated his building is having trouble exiting the building due to not being able to see down the street. A few residents are on boards with the City, mayor, etc. and they recommend taking out a few parking spaces on Harwood to make the line of sight clearer. Dick does not recommend this plan. He asked Patrick to come out. Patrick recommended bulb-outs in the area to keep people from parking in these spaces. Patrick also recommended having them study the two-way conversion on Cedar Springs. Dick's concern is that if UDI is not willing to be involved in this, that the solutions will not be sustainable. Dick stated his building residents have the idea that UDI is not interested in helping issues in that area. Dick stated that the community has asked UDI to participate in several meetings, with no response or attendance. Neal stated he believes it would be appropriate for UDI to organize a panel to discuss, but it is not appropriate for UDI to take a hard stance on this sort of issue. Nolan stated there has been concern with how we are sharing Patrick's work. Stakeholders have voiced that there is an issue with sharing the plans with the people who are paying for it and not the people who are directly affected by the plan. Joel stated that we should not be concerned with facilitating a study; since the study alone is not an endorsement. John stated that the visibility should be a simple issue, but when it comes to additional issues with the public view, there needs to be a set plan to vet it. Neal stated if there are parties with different issues, then they should convene a forum and UDI will come and participate and bring Patrick or his recommendations. Joel stated that at the next meeting the committee needs to determine a process or a voting situation when these calls are made. Neal stated this process needs to be more formal in the sense that the call need to be from a HOA's and similar groups with issues and then brought to a vote with the committee to determine whether or not we need to be involved whether that be with Patrick or additional resources. Nolan will be putting together a more formal process for these requests and issues.
- John stated that this week UDI was able to get new trashcans for Griggs Park.

Meeting was adjourned at 10:05AM.