

**QUALITY OF LIFE, ARTS & CULTURE COMMITTEE**

DALLAS CITY COUNCIL COMMITTEE AGENDA

**REVISED**

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2019 APR 18 PM 2:48

CITY SECRETARY  
DALLAS, TEXAS

MONDAY, APRIL 22, 2019

CITY HALL

COUNCIL BRIEFING ROOM, 6ES

1500 MARILLA STREET

DALLAS, TEXAS 75201

9:00 A.M. – 11:00 A.M.

**Chair**, Councilmember Sandy Greyson  
**Vice-Chair**, Councilmember Mark Clayton  
Councilmember Rickey D. Callahan  
Councilmember Jennifer S. Gates  
Councilmember Scott Griggs  
Councilmember B. Adam McGough  
Councilmember Omar Narvaez

Call to Order

1. April 8, 2019 Minutes

**BRIEFINGS**

2. Proposed Lease with the Dallas Theater Center  
For the Kalita Humphreys Theater

Jennifer Scripps  
*Director, Office of Cultural Affairs*

Nikki Christmas  
*Manager, Facilities & Capital Projects*

3. Proposed Neighborhood Empowerment Zone #9

Courtney Pogue  
*Director, Economic Development*

4. **INFORMATIONAL MEMORANDUM**  
Great Trinity Forest Resolution

5. **Upcoming Agenda Items**

April 24, 2019

- A. Agenda Item #25 - Authorize a one-year Interlocal Agreement, with two one-year renewal options, with the City of Irving to provide for radio station air time on WRR-FM for the Irving Arts Center - Revenue: \$67,600.00 (annually)
- B. Agenda Item # 30 - Authorize a professional services contract with Freese and Nichols, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Coombs Creek Trail Improvements Project located from the 800 block of North Plymouth Road to the 2600 block of Sunset Avenue at Moss Park - Not to exceed \$244,907.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**A quorum of the City Council may attend this Council Committee meeting**

- C. Agenda Item #31 - Authorize a professional services contract with CP&Y, Inc. for hydrologic modeling, schematic design, design development, construction documents, procurement and construction observation phases for the Emerald Lake Dam Safety and Erosion Control Improvements Project at Emerald Lake Park located at 6102 Mountain Creek Parkway - Not to exceed \$314,289.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)
- D. Agenda Item #32 - Authorize (1) a professional services contract with Conley Group, Inc. for building condition and site drainage assessments, schematic design, design development, construction documents, procurement and construction administration phases for roof replacement and repairs at the Automobile Building located at 1010 First Avenue and the Embarcadero Building located at 1121 First Avenue in Fair Park; (2) the receipt and deposit of funds in an amount not to exceed \$284,050.00 from the State Fair of Texas in the Capital Projects Reimbursement Fund; and (3) an increase in appropriations in an amount not to exceed \$284,050.00 in the Capital Projects Reimbursement Fund - Not to exceed \$284,050.00 - Financing: Capital Projects Reimbursement Fund
- E. Agenda Item #33 - Authorize (1) a development agreement with The Trust for Public Land for property located at 405 East Overton Road for a proposed new park; and (2) acquisition from The Trust for Public Land of approximately 81,183 square feet of land located at 405 East Overton Road - Not to exceed \$166,400.00 (\$162,400.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)
- F. Agenda Item #34 - Authorize (1) a development agreement with The Trust for Public Land for property located at 3200 Simpson Stuart Road for a proposed new park; and (2) acquisition from The Trust for Public Land of approximately 1,760,971 square feet of land located at 3200 Simpson Stuart Road - Not to exceed \$1,870,000.00 (\$1,850,000.00, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

Adjourn



Sandy Greyson, Chair  
Quality of Life, Arts & Culture Committee

#### **HANDGUN PROHIBITION NOTICE FOR MEETINGS OF GOVERNMENTAL ENTITIES**

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

## EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

# Quality of Life, Arts & Culture Committee Meeting Record

**Meeting Date:** April 8, 2019

**Convened:** 9:14 AM

**Adjourned:** 10:14 AM

**Members Present:**

Sandy Greyson (Chair)  
Mark Clayton (Vice-Chair)  
Rickey D. Callahan  
Jennifer S. Gates  
Scott Griggs  
B. Adam McGough  
Omar Narvaez

**Members Absent:**

**Council Members Present:**

**Briefing Presenters**

Kris Sweckard  
*Director, Sustainable Development & Construction*

Neva Dean  
*Asst. Director, Sustainable Development & Construction*

Jo Giudice  
*Director, Dallas Public Library*

**Staff Present:**

Casey Burgess; Gabriela Castillo; David Fisher; Rosa Fleming; Juan Garcia; Anna Gonzalez; Kelly High; Clinton Lawrence; James McGuire; Laura Morrison; Jason Pool; Emily Worland, Joey Zapata

**Guests:**

**AGENDA:**

1. **Approval of the March 25, 2019 Minutes**

**Information Only:**

**Action Taken/Committee Recommendation(s):** A motion was made to approve the minutes of March 25, 2019

**Motion made by:** Mark Clayton

**Motion seconded by:** Rickey D. Callahan

**Item passed unanimously:**

**Item passed on a divided vote:**

**Item failed unanimously:**

**Item failed on a divided vote:**

2. **Supergraphic Signs in the Downtown Special Provision Sign District**

**Presenter(s):** Kris Sweckard, Director, Sustainable Development & Construction; Neva Dean; Asst. Director, Sustainable Development & Construction

**Information Only:**

The Committee was briefed on the Supergraphic Signs in the Downtown Special Provision Sign District.

**Action Taken/Committee Recommendation(s):**

The Committee discussed:

- The rationale for only allowing 9 signs for the maximum 22 to be held by one owner
- The content review of the messages
- The lighting allowances and backlighting of signs
- CM Callahan made a motion to approve with an increase of the maximum signs to 28 – motion was not seconded
- A motion was made to approve as presented
- CM Greyson presented a friendly amendment to disallow backlighting of supergraphic signs; CM McGough accepted

**Motion made by:** B. Adam McGough

**Motion seconded by:** Mark Clayton

**Item passed**   
**unanimously:**

**Item passed on a divided vote:**

**Item failed**

**Item failed on a divided vote:**

**Motion opposed by:** Rickey D. Callahan

**3. Library Without Fines: An Equitable Approach to Removing Barriers**

**Presenter(s):** Jo Giudice, Director, Dallas Public Libraries

**Information Only:**

The Committee was briefed on the Library Without Fines: An Equitable Approach to Removing Barriers.

**Action Taken/Committee Recommendation(s):**

The Committee discussed:

- Support of the proposal as an equity issue
- Concern that the plan did not help to foster personal responsibility
- The need for a more concrete plan of how the system would have patrons work off past fines
- A motion was made to move forward to full Council
- CM Callahan presented a friendly amendment to attempt the proposal as a pilot program; amendment was not accepted

**Motion made by:** Omar Narvaez

**Motion seconded by:** Scott Griggs

**Item passed**   
**unanimously:**

**Item passed on a divided vote:**

**Item failed**

**Item failed on a divided vote:**

**Motion opposed by:** Rickey D. Callahan

**4. INFORMATIONAL MEMORANDUM: Recommended Resolution for Green Energy Policy**

**Presenter(s):**

**Information Only:**

The Committee was briefed via memorandum on the recommended resolution for a Green Energy Policy.

**Action Taken/Committee Recommendation(s):** The Committee discussed:

- The competitive reverse auction process
- A motion was made to move forward for Council consideration

**Motion made by:** Omar Narvaez

**Motion seconded by:** Rickey D. Callahan

**Item passed**

**Item passed on a divided vote:**

**unanimously:**

**Item failed**

**Item failed on a divided vote:**

**Motion opposed by:**

**5. Upcoming Agenda Items**

**Presenter(s):**

**Information Only:**

Information about the upcoming items was included in the briefing materials.

**Action Taken/Committee Recommendation(s):** Committee inquired about matching funds for Item C (The acceptance of four grants from the Texas Commission on the Arts)

Items were moved forward to full Council.

**Motion made by:**

**Motion seconded by:**

**Item passed unanimously:**

**Item passed on a divided vote:**

**Item failed unanimously:**

**Item failed on a divided vote:**

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**Councilmember Sandy Greyson**  
Chair

# Memorandum



CITY OF DALLAS

DATE April 15, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Proposed Lease with the Dallas Theater Center for the Kalita Humphrey Theater**

On Monday, April 22, 2019, you will be briefed on the Proposed Lease with the Dallas Theater Center for the Kalita Humphrey Theater.

Briefing materials will be posted to the City's website on Friday, April 19, 2019 following the Arts & Culture Advisory Commission meeting Thursday, April 18, 2019. Please find meeting information below:

April 18, 2019 at 4:30 PM  
Dallas City Hall, Park Board Room  
1500 Marilla St., 6FN  
Dallas, Texas 75201

<https://dallascityhall.com/Pages/watch-city-meetings-online.aspx>

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink that reads "Joey Zapata".

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
Michael Mendoza, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
Directors and Assistant Directors

# Proposed Lease with the Dallas Theater Center for the Kalita Humphreys Theater

Quality of Life, Arts and Culture  
April 22, 2019



## City of Dallas

Jennifer H. Scripps, Director  
Office of Cultural Affairs

# Presentation Overview

- Purpose
- Background
- Proposed New Lease Agreement
- Staff and Commission Recommendations
- Next Steps

# Purpose

- Review proposed key new lease terms for the Kalita Humphreys Theater
- Request the Committee's support for City Council action and approval of proposed lease

# History (1 of 2)

- 1959: DTC built the Kalita Humphreys Theater, designed by Frank Lloyd Wright
- 1968: Education wing added
- 1974: DTC donated the building to the City
- 1983: Interior of the theater altered, parking added, and Heldt Annex built on a now 9-acre site
- 1989: Porte-cochere enclosed, and lobby substantially expanded

## History (2 of 2)

- 2005: Kalita designated as a Dallas Historic Landmark with the original 1959-1960 configuration designated as the primary period of significance
- 2006: Bond program funds Master Plan study, led by Booziotis & Company Architects and project architect/planner, Ann Abernathy, AIA
- 2010: Master Plan completed but never formally adopted by City Council

# Background:

- The Kalita Humphreys Theater is an important cultural asset in need of investment and repair:
  - Historic home of Dallas Theater Center (DTC) designed by Frank Lloyd Wright
  - No major capital investment since 1989
  - The current operating model for the Kalita is based on the 1974 contract, which recognized DTC's legacy, but expired in 2011

# Key Considerations:

- In addition to the Wyly Theater in the ATTPAC complex, the DTC performs regularly in the Kalita
  - Uptown Players and Second Thought Theater are also major sub-tenants
- Theater space is a premium in Dallas; at 491 seats, the Kalita is a workable size for several users
- The Heldt Annex building includes critically needed black box and rehearsal spaces
- A new agreement will need to consider the priorities of the Cultural Plan and a vision for the Kalita for the next generation

# Prior Public Input Opportunities:

- November 15, 2018: Arts and Culture Advisory Commission - 2010 Master Plan Briefing
- February 21, 2019: Dallas Theater Center Update and Briefing on Proposed Kalita Humphreys Theater Lease Extension
  - Kalita Task Force formed of Arts and Culture Advisory Commissioners
- April 18, 2019: Kalita Task Force Briefing to Arts and Culture Advisory Commission with Recommendations for DTC Lease



# Task Force/Commission Process:

- Task Force members:
  - Commissioner Jayne Suhler, District 11, Task Force Chair
  - Commissioner Chair John Paul Batiste, District 4
  - Commissioner Jesse Smith, District 9
  - Commissioner Linda Blase, District 2
  - Commissioner Grady McGahan, At-Large
- Tours of the Kalita Campus (open to the full Commission):
  - December 7, 2018
  - January 8, 2019
  - March 12, 2019 with Ann Abernathy
  - March 19, 2019 with Ann Abernathy

# Task Force/Commission Process (cont'd):

- Key Stakeholder meetings:
  - Uptown Players – March 12, 2019
  - Second Thought Theatre – March 12, 2019
  - Ann Abernathy – March 12, 2019
  - Landmark Commission Chair, Katherine Seale – March 19, 2019
  - Dallas Theater Center – April 2, 2019
- Additional Task Force meetings:
  - March 6, 2019
  - April 2, 2019
  - April 10, 2019

# Kalita Task Force Recommendations:

- Lease with DTC should be renewed for 5 years and include additional services, to be completed within the initial year:
  - An Equitable Access Plan for the Kalita and Heldt
  - An update to the 2010 Master Plan for the Kalita, the Heldt, and the surrounding 9.87 acres of park land
- While robust and comprehensive, the 2010 Master Plan requires an update:
  - Did not receive then, and lacks now, broad support from the theater community
  - Current usage by three anchor tenants makes the scheduling more challenging than previously assumed
  - A better understanding of operations (a business plan) is needed
  - Components of the ancillary buildings have not been agreed upon
  - Original cost estimates (\$24M in 2010) need revisiting
  - Passage of the 2018 Cultural Plan makes cultural equity and support for sustainable theater operations more of a focus

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# Equitable Access Plan

- Complete Plan in Year 1 for the Kalita and Heldt, which will include effective policies and procedures:
  - For non-resident groups to book the spaces
  - Utilize basic sound and lighting equipment and technical support
- During Years 2 through 5, the booking calendar should be submitted to the Director of OCA for approval:
  - Any changes to sublessee dates must have prior consent

# Equitable Access Plan (cont'd)

- DTC and Uptown Players retain their status as primary and secondary anchor tenants at the Kalita
- Second Thought Theater retain its status as anchor tenant at the Heldt or any future replacement building
- The plan requires, at a minimum, that the following number of weeks are reserved for non-resident groups at the Kalita and the Heldt:
  - Year 3: 4 weeks reserved for non-resident groups
  - Year 4: 8 weeks reserved for non-resident groups
  - Year 5: 12 weeks reserved for non-resident groups

# Maintenance and Use

- DTC must maintain the Kalita and Heldt in a clean, safe condition and in good order and repair
  - DTC should not be responsible for capital repairs
- During Years 2 through 5, DTC should provide designated office and storage space and props and costume design space for use by sublessees concurrently with the main stage/space

# Recommendations for an Updated Master Plan:

- Select a consultant/team with historic restoration and theater design experience
- Form a steering committee of diverse stakeholders
- Renovations for interior spaces should be based upon additional contemporary feedback from the performing arts community
- Completion of a support building should precede renovation or replacement of the Heldt
- Allow for the restoration of the exterior of the Kalita to the 1959-60 period of significance

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# Arts and Cultural Advisory Commission:

- The Commission had a in-depth discussion regarding the Task Force Recommendations:
  - Conversation focused primarily on the Equitable Access Plan
- ACAC desires equity faster: Year 3 recommendation acknowledges that programming is booked for next two years and that we cannot displace current users
- ACAC asked “Why now?”: The DTC has been without a lease for 8 years and is willing to step up to fund this update to the Master Plan and address equitable access, two strong desires of our cultural community
- ACAC wants to ensure that DTC can steward the update: The Task Force is honoring their 60+ year legacy in the building and the Steering Committee will be formed to represent all viewpoints and stakeholder concerns

# Arts and Cultural Advisory Commission:

- On April 18, 2019, the ACAC voted to support a five-year lease agreement between the City of Dallas and Dallas Theater Center for the Kalita Humphreys Theater, subject to the major deal points recommended by the Commission's Task Force:
  - ACAC recommended wording changes (“should” changed throughout Task Force Memo to “shall”)
  - ACAC stressed the need for strong legal language to bind DTC in creation and implementation of the Equitable Access Plan
  - Vote was 9 to 5, with 2 Commissioners absent

# Next Steps

- Request the Committee's support for City Council action and approval
- Resolution accepting the lease agreement is scheduled for June 12, 2019

# Proposed Lease with the Dallas Theater Center for the Kalita Humphreys Theater

Quality of Life, Arts and Culture  
April 22, 2019



## City of Dallas

Jennifer H. Scripps, Director  
Office of Cultural Affairs

# Appendix



# Kalita Task Force

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## MEMORANDUM

DATE: April 18, 2019  
TO: Arts and Culture Advisory Commission  
CC: Director of the Office of Cultural Affairs  
FROM: Kalita Task Force  
RE: Executive Summary of the Kalita Task Force Recommendations

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This memorandum sets forth the recommendations of the Kalita Task Force (the "Task Force") of the Arts and Culture Advisory Commission (the "Commission") regarding (1) an extension to that certain Lease dated September 26, 1973 (as amended, the "Lease") between the City of Dallas (the "City") and the Dallas Theater Center ("DTC") for the Kalita Humphreys Theater (the "Kalita"), and (2) the Dallas Theater Center Master Plan (the "Original Master Plan") commissioned by the Office of Cultural Affairs ("OCA") in 2008 and completed in 2010. The full report containing the Task Force's work, analysis and recommendations will be delivered separately to the Commission.

### #1: Lease Extension:

#### A. Overview:

As further detailed below, the Task Force concluded that the Lease with DTC should be renewed for 5 years and include certain performance benchmarks such as timely completion of (1) an equitable access plan (the "Equitable Access Plan") for the Kalita and the Heldt Administration Building (the "Heldt"), and (2) an update to the Original Master Plan (the "Updated Master Plan") for the Kalita, the Heldt, and the surrounding 9.87 acres of park land (collectively, the "Kalita Campus").

#### B. Recommendations:

TERM	RECOMMENDATION
1. Term	The term of the Lease should be extended for 5 years, beginning upon the execution of the Lease and ending 5 years thereafter.
2. Rent	Annual base rent should remain \$1/year.
3. Equitable Access Plan	During Year 1 of the extension term, DTC should be obligated to complete the Equitable Access Plan for the Kalita and the Heldt, which at a minimum should include <del>(i)</del> -effective policies and procedures for non-resident groups (i.e. groups other than DTC, Uptown Players and Second Thought Theater) <u>(i)</u> to book and use the Kalita and the Heldt, and (ii) <u>to utilize</u> basic sound and lighting equipment <del>for rent</del> and technical support <del>for non-resident groups</del> . The Equitable

	<p>Access Plan should be presented to the Commission for recommendation and approved by the Director.</p> <p>Implementation of and compliance with the Equitable Access Plan should be an obligation of DTC under the Lease. Accordingly, during years 2 through 5 of the extension term, (i) the booking calendar for the Kalita and the Heldt's upcoming calendar year should be submitted to the Director of OCA (the "Director") for approval and (ii) any changes to sublessee (i.e. groups other than DTC) dates must have sublessee's prior consent.</p> <p>The Task Force recommends that DTC and Uptown Players retain their status as primary and secondary anchor tenants respectively at the Kalita, Second Thought Theater retain its status as anchor tenant at the Heldt or any future replacement building, and the Equitable Access Plan require, at a minimum, that the following number of weeks are reserved for non-resident groups at the Kalita and the Heldt:</p> <ul style="list-style-type: none"> <li>A. Year 3: 4 weeks reserved for non-resident groups.</li> <li>B. Year 4: 8 weeks reserved for non-resident groups.</li> <li>C. Year 5: 12 weeks reserved for non-resident groups.</li> </ul>
<p>4. Updated Master Plan</p>	<p><del>During year 1 of the extension term,</del> DTC should be obligated <del>to create</del> (i) <u>to complete</u> the Updated Master Plan, <u>by the end of year 1 of the extension term,</u> and (ii) <u>to, in good faith, participate in the creation of</u> a separate non-profit (a "Manager") to implement the Updated Master Plan and manage the Kalita Campus, similar to the construct adopted by the City and the Dallas Zoo- <u>(unless the Updated Master Plan recommends or requires a different management structure).</u></p> <p>As further detailed in <u>Section #2</u> regarding the Updated Master Plan, DTC should (i) hire an independent third party consultant with relevant experience with historic buildings and theater design and (ii) form a steering committee of interested parties, both of which should be requirements of the Lease.</p>
<p>5. Implementation of Equitable Access and Updated Master Plan</p>	<p>During years 2 through 5 of the extension term, DTC should be obligated to implement the Equitable Access Plan and use reasonable best efforts to assist the Manager in fundraising for the implementation of the theater-related elements of the Updated Master Plan.*</p>
<p>6. Subleasing</p>	<p>DTC should sublease the Kalita and the Heldt at market rates.</p>
<p>7. Maintenance; Use</p>	<p>During the extension term, DTC must maintain and cause its sublessees to maintain the Kalita and the Heldt in a clean and safe condition and in good order and repair, however, to clarify, DTC should not be responsible for capital repairs under the Lease during the extension term.</p> <p>During years 2 through 5 of the extension term, DTC should provide some designated office and storage space and props and costume design space in the Kalita for use by sublessees concurrently with the main stage/space, and Second Thought should do the same with respect to the Heldt office space.</p>

8. Assignment	The Lease may be assigned by the City to the Manager.

**#2: Master Plan:**

A. Overview:

The Task force concluded that the Original Master Plan is sound and valuable work product, however the age of the Original Master Plan (~10 years), the current usage and needs of DTC, Uptown Players and Second Thought Theater, the need for updated cost estimates from the Original Master Plan, and the passage of the City's 2018 Cultural Plan (the "Cultural Plan") require that the Original Master Plan be updated.

B. Recommendations:

TERM	RECOMMENDATION
1. Updated Master Plan	DTC should lead the process of creating the Updated Master Plan for the Kalita Campus.
2. Consultant	An independent third party consultant with relevant experience with historic buildings and theater design (" <u>Consultant</u> ") should be hired by DTC to create the Updated Master Plan.
3. Steering Committee	A balanced steering committee of interested parties should be formed by DTC and the Consultant in consultation with the Director and approved by the Commission. By way of example, interested parties might include representatives from DTC, Uptown Players, Second Thought Theatre, small and mid-size arts groups interested but not currently performing in the Kalita, Preservation Dallas, the Oak Lawn Committee, Friends of the Katy Trail, an AIA architect with experience in historical restorations and renovations, and the Commission and Park Board.
4. Management	The City should contract with the Manager and the Manager should be charged with management of the Kalita Campus and fundraising for and implementation of the Updated Master Plan. The Task Force recommends a relatively small board and the management contract with the City should require appropriate representation from interested parties.
5. Original Master Plan – Key Recommendations	The Task Force recommends that the Updated Master Plan address the key recommendations of the Original Master Plan (see below), subject to the following clarifications: <ul style="list-style-type: none"> <li>A. The interior of the Kalita should be renovated based upon additional feedback from the performing arts community.</li> <li>B. Completion of a support building should precede renovation or replacement of the Heldt.</li> <li>C. The Updated Master Plan should allow for the restoration of the exterior</li> </ul>

	<p>of the Kalita to the 1959-60 period of significance. However, unless the architectural and preservation community and/or the City has secured the funds necessary for the restoration of the exterior, items A (renovation of the interior) and B (completion of the support building) should precede the full restoration of the exterior.</p> <p>Key Recommendations of Original Master Plan:</p> <ul style="list-style-type: none"> <li>A. Restore the Kalita as a unique creative venue with modern functionality and upgrades;</li> <li>B. Restore/rehabilitate the Kalita architecture, Frank Lloyd Wright's only theater fully designed and built during his lifetime, to the period of greatest significance;</li> <li>C. Create a "Support Building" that fully supports current space needs including performance and rehearsal space, storage, concessions, orientation, archive and offices;</li> <li>D. Plan for a third "Expansion Building" to meet demand for a small additional performance venue;</li> <li>E. Integrate the Kalita into its natural setting as a focal point for the park;</li> <li>F. Restore and enhance the Turtle Creek park land and improve parking areas for aesthetics, convenience and safety;</li> <li>G. Increase accessibility, activity, and connectivity of the project area; and</li> <li>H. Bring together advocates and owners in a public/private collective operation to ensure good stewardship for the future with a management entity that fills current gaps.</li> </ul>
6. Timing	<p>In accordance with the Lease, the Updated Master Plan should be completed within a year and in time to reach the floor of the Dallas City Council by August, 2020.</p> <p>The City's contract with the Manager should also include fundraising benchmarks to align with the City's next bond program.</p>

KALITA TASK FORCE:

\_\_\_\_\_  
Jayne Suhler, Chair

\_\_\_\_\_  
John Paul Batiste

\_\_\_\_\_  
Linda Blase

\_\_\_\_\_  
Grady McGahan

Jesse Smith

**TO:** City of Dallas Office of Cultural Affairs and the Arts & Culture Advisory Commission

**FROM:** Kalita Humphreys Theater Task Force: John Paul Batiste (ACAC chairman); Linda Blase; Grady McGahan; Jesse Smith; Jayne Suhler (chair)

**DATE:** April 18, 2019

The Kalita Humphreys Theater Task Force (the Task Force) was formed in February, 2019 to provide recommendations to the Office of Cultural Affairs for a short-term lease with the Dallas Theater Center (DTC). DTC built the Kalita Humphreys Theater (KHT) in 1959, donated the building to the City of Dallas in 1974, and has been leasing it back from the city ever since. The lease with DTC has expired and is currently in holdover status.

The Task Force was also charged with providing recommendations regarding the future of the theater, which is in desperate need of investment and repair, the aging Heldt Administration Building adjacent to the theater, and the 9.87 acre tract of land on which the buildings sit. This work centered around the 2010 Master Plan commissioned by the City of Dallas. The plan was prepared, but never adopted by the Dallas City Council.

The Task Force spent approximately seven weeks 1) studying the 2010 Master Plan, the landmark designation report, financial and usage statements provided by DTC, and other related documents, 2) absorbing the rich history of KHT and DTC, and 3) touring the KHT, the Heldt, and the surrounding park.

We also went on a listening tour, meeting with a wide range of people with varied views about the future of KHT: arts groups, arts patrons, architects, historical preservationists, city officials, neighbors, businesspeople, and others. We had lively and productive discussions with DTC, Uptown Players (UP), Second Thought Theater (STT), Ann Abernathy (a critical participant in the drafting of the 2010 Master Plan and a member of KHT at Turtle Creek Conservancy), Katherine Seale (the head of Dallas' Landmark Commission), and OCA staff.

We spent a significant number of hours together in sometimes spirited, but always thoughtful, discussion. Our goals were to provide a pathway to:

1. address and fund the deferred critical maintenance issues by restoring and renovating the existing building(s),
2. create a sustainable management approach for the campus,
3. develop a schedule that will open up space to other groups to address the priorities of equitable access under the 2018 Dallas Cultural Plan.

The Task Force was inspired by the discovery process. The amount of talent, excitement, and history that we encountered made us proud of our city. We approached our work not as interested parties to the project, but as volunteers in search of what is best for Dallas. It is from that viewpoint that we render the recommendations set forth in the executive summary.

# Memorandum



CITY OF DALLAS

DATE April 18, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Proposed Neighborhood Empowerment Zone #9**

On Monday, April 22, 2019, you will be briefed on the Proposed Neighborhood Empowerment Zone #9.

The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

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Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
Michael Mendoza, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
Directors and Assistant Directors

# Proposed Neighborhood Empowerment Zone #9

Quality of Life, Arts & Culture Committee  
April 22, 2019

Courtney Pogue, Director  
Office of Economic Development  
City of Dallas



# Overview

- Definition of Neighborhood Empowerment Zone (NEZ)
- Purpose for Creation of NEZ
- Analysis of Area Under Consideration
- Proposed NEZ #9 and Pilot Program
- Staff Recommendation
- Next Steps



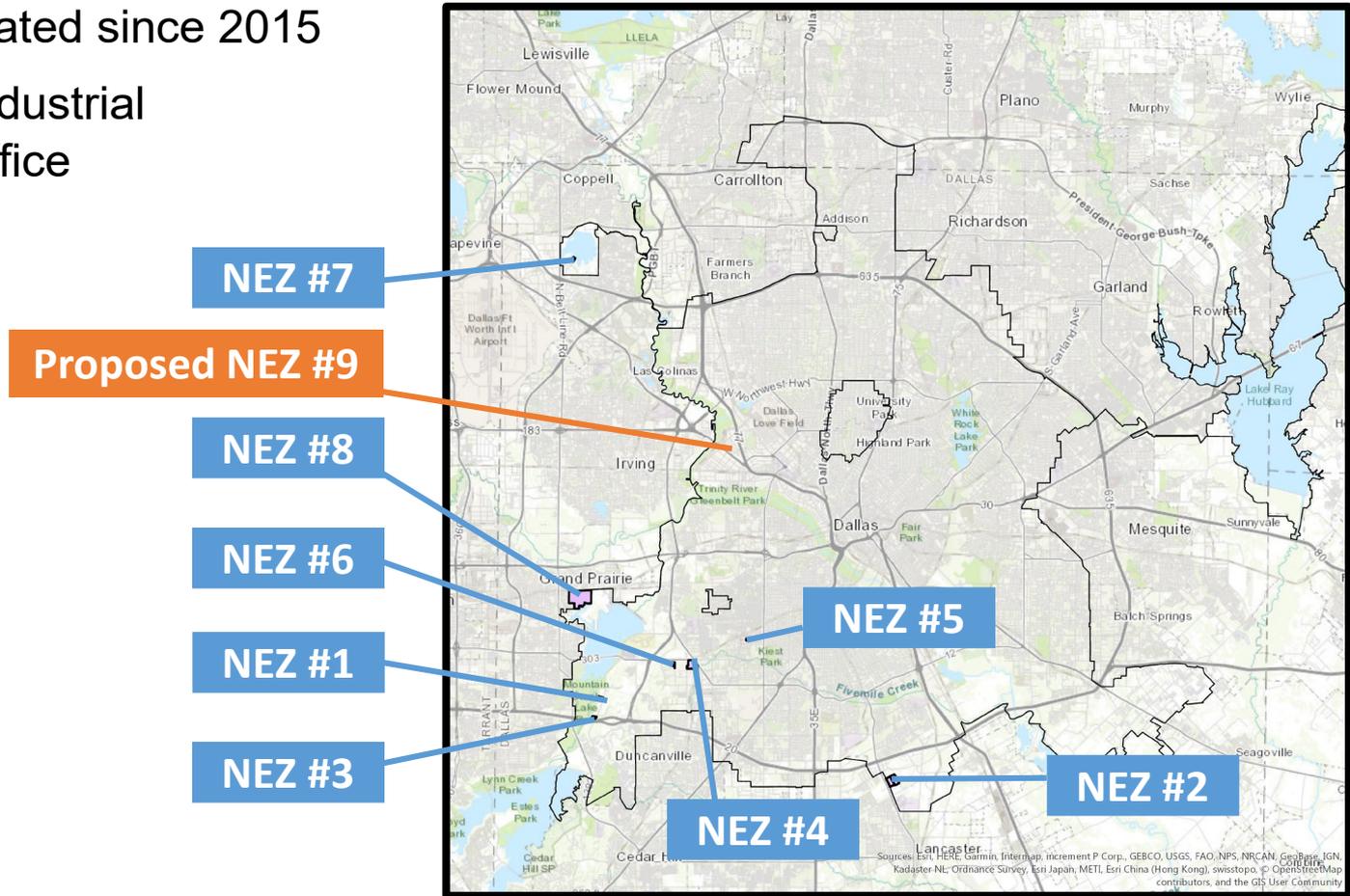
# Definition of Neighborhood Empowerment Zones (NEZ)

- Chapter 378 of the Texas Local Government Code provides for the creation of Neighborhood Empowerment Zones (NEZs)
- NEZs must promote any of the following:
  - An increase in economic development in the zone
  - An increase in the quality of social services, education, or public safety for residents of the zone
  - Creation and/or rehabilitation of affordable housing in the zone
- A municipality may create a NEZ by adopting a resolution that:
  - Describes boundaries of the zone
  - Determines that the zone promotes any of the four items listed above
  - Finds that the creation of the zone benefits and is for the public purpose of increasing public health, safety and welfare of persons in the municipality
  - Finds that the zone satisfies requirements of Section 312.202 of the Tax Code (Property Redevelopment and Tax Abatement Act)

# Neighborhood Empowerment Zones (NEZs)

8 NEZs created since 2015

- 7 industrial
- 1 office



# Purpose for Creation of NEZ

- NEZ is a flexible tool to implement an economic development program for a particular area of the city
- Create pilot program to encourage increased economic development in the NEZ
  - Stimulate business and commercial activity
  - Retain and grow existing smaller businesses (light industrial; office uses)
  - Retain and create jobs
  - Increase occupancy of buildings (office)
  - Encourage reinvestment in existing building stock
  - Incentivize workforce development/job training programs
- Uses excluded from consideration for incentives within the program: retail uses; sexually oriented businesses; bars, liquor stores; pawn shops; truck stops; body piercing studios; tattoo studios

5



# Analysis of Area Under Consideration

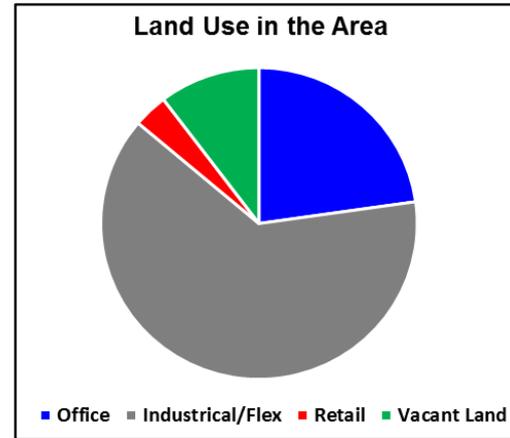
- Target Area under the City's Public/Private Partnership Program
- Approximately 390 acres
- 183 DCAD property accounts
- Existing non-residential land uses:
  - Office
  - Data center
  - Distribution/warehouse
  - Storage/warehouse
  - Hotel/motel
  - Retail

Source: Dallas Central Appraisal District

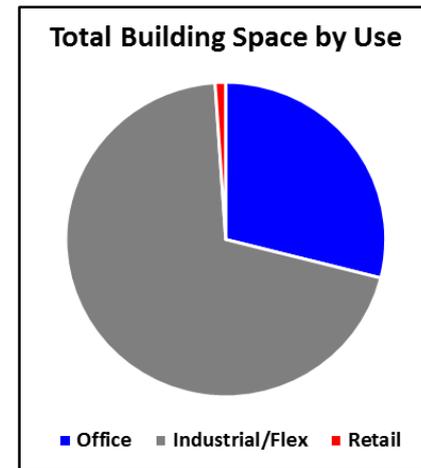


# Analysis of Area Under Consideration

- Breakdown of Land Use
  - Office – 89 acres
  - Industrial/Flex – 247 acres
  - Retail – 14 acres
  - Vacant Land – 40 acres

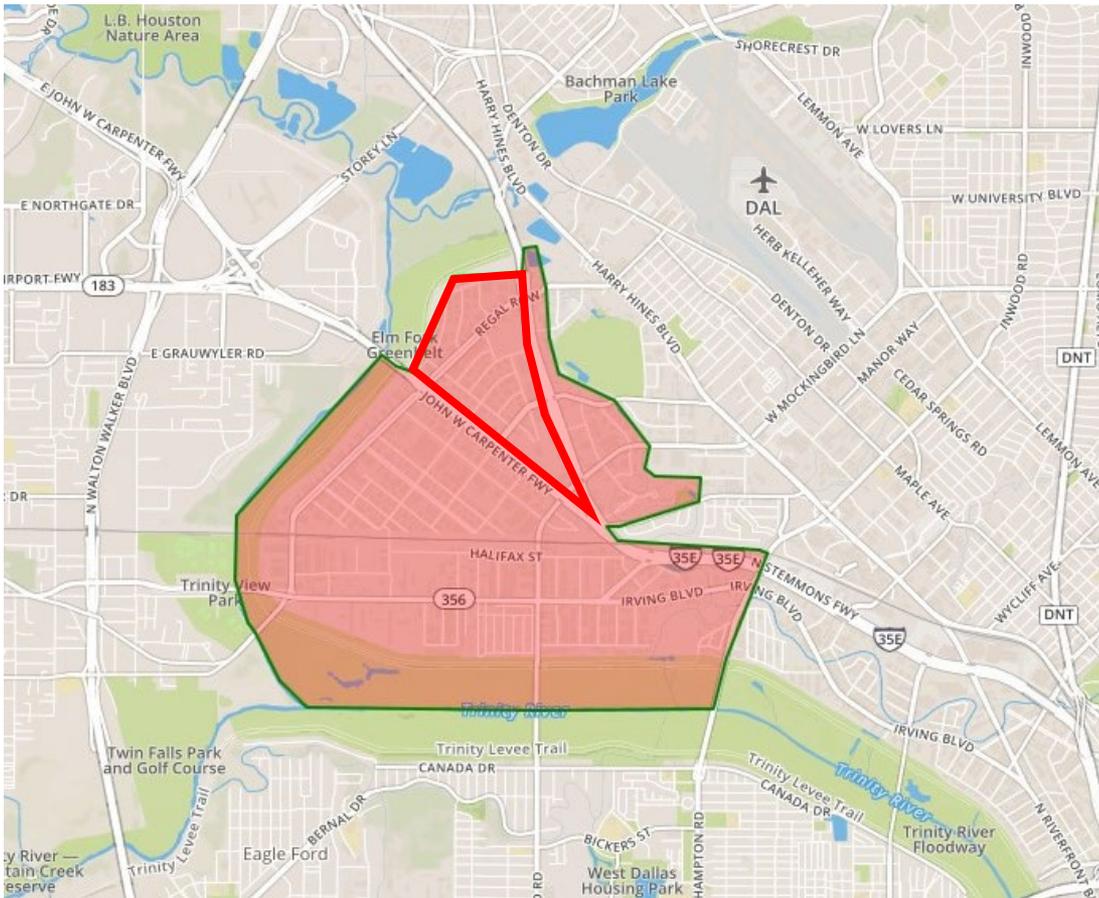


- Breakdown of Building Space
  - Office – total 2,040,821 square feet
  - Industrial/Flex – total 4,937,303 square feet
  - Retail – total 75,449 square feet (fast food)



Source: CoStar

# Analysis of Area Under Consideration



- For analysis of data related to population, unemployment rate, and median household income, zip code 75257 (pink colored area) can be used as a proxy for the area under consideration (outlined in red)

# Analysis of Area Under Consideration

Population		
Year	Zip Code 75247	City of Dallas
2011	447	1,196,258
2012	509	1,207,202
2013	546	1,222,167
2014	538	1,240,985
2015	629	1,260,688
2016	661	1,278,433
2017	712	1,300,122

Source: JobsEQ, March 2019

Unemployment Rate (%)		
Year	Zip Code 75247	City of Dallas
2011	45.1%	8.5%
2012	60.3%	9.0%
2013	61.1%	9.4%
2014	17.5%	8.9%
2015	41.1%	7.8%
2016	32.4%	6.8%
2017	46.6%	5.9%

Source: JobsEQ, March 2019; BLS

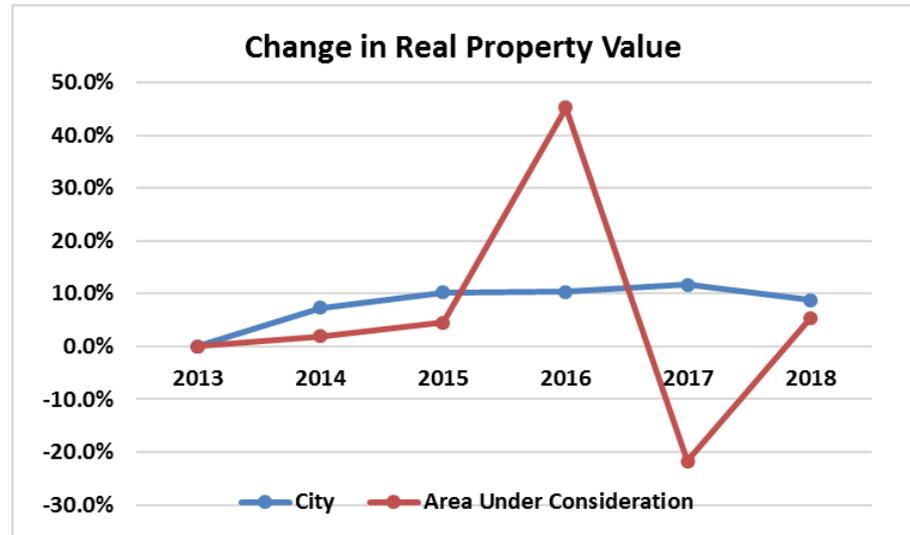
Median Household Income		
Year	Zip Code 75247	City of Dallas
2011	23,026	42,259
2012	22,606	42,436
2013	23,793	42,846
2014	17,426	43,359
2015	15,179	43,781
2016	16,227	45,215
2017	16,886	47,285

Source: JobsEQ, March 2019

# Analysis of Area Under Consideration

Real Property Value				
Year	Area Under Consideration		City	
	Property Value	% Change	Property Value	% Change
2013	\$212,289,953	0.0%	\$32,700,000,000	0.0%
2014	\$216,420,141	1.9%	\$35,100,000,000	7.3%
2015	\$226,101,969	4.5%	\$38,700,000,000	10.3%
2016	\$328,426,560	45.3%	\$42,700,000,000	10.3%
2017	\$256,870,835	-21.8%	\$47,700,000,000	11.7%
2018	\$270,348,243	5.2%	\$51,900,000,000	8.8%

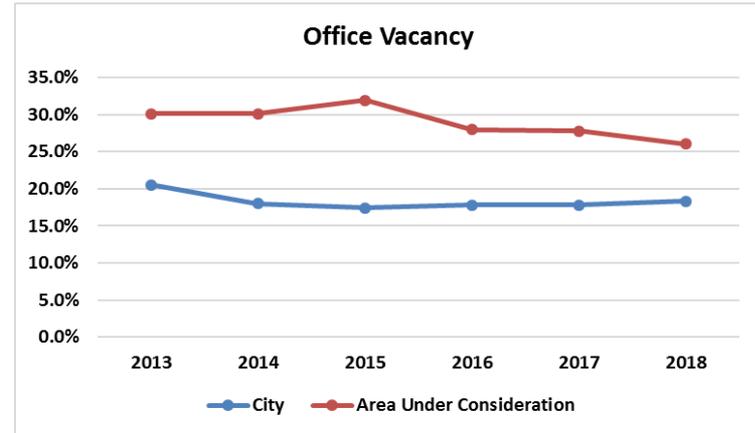
Source: DCAD; City of Dallas FY 2018 CAFR



# Analysis of Area Under Consideration

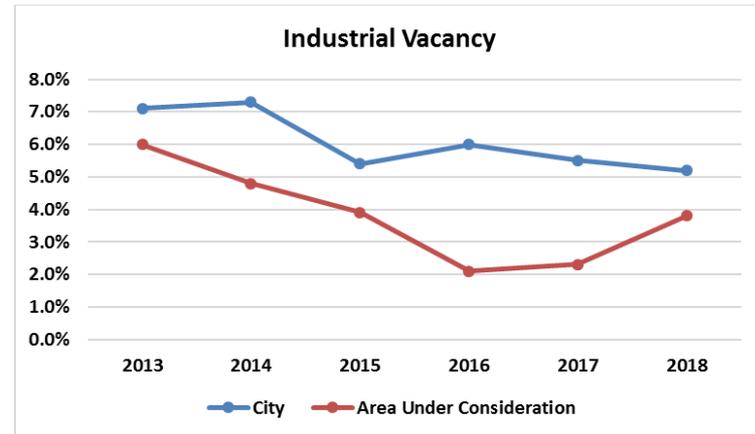
Office Vacancy (%)		
Year	Area Under Consideration	City of Dallas
2013	30.1%	20.5%
2014	30.1%	18.0%
2015	31.9%	17.4%
2016	28.0%	17.8%
2017	27.8%	17.8%
2018	26.0%	18.3%

Source: JobsEQ, March 2019; City of Dallas FY 2018 CAFR



Industrial Vacancy (%)		
Year	Area Under Consideration	City of Dallas
2013	6.0%	7.1%
2014	4.8%	7.3%
2015	3.9%	5.4%
2016	2.1%	6.0%
2017	2.3%	5.5%
2018	3.8%	5.2%

Source: JobsEQ, March 2019; City of Dallas FY 2018 CAFR



# Analysis of Area Under Consideration

Total Number of Businesses			
	Area Under Consideration (Proposed NEZ #9)	Zip Code 75247	City of Dallas
<b>Total</b>	427	2,560	76,300
<b>Percentage</b>	0.6%	3.4%	100.0%

Source: ReferenceUSA, March 2019; JobsEQ, March 2019; City of Dallas Office of Economic Development

Total Number of Jobs			
	Area Under Consideration (Proposed NEZ #9)	Zip Code 75247	City of Dallas
<b>Total</b>	8,412	53,121	970,554
<b>Percentage</b>	0.9%	5.5%	100.0%

Source: ReferenceUSA, March 2019; JobsEQ, March 2019; City of Dallas Office of Economic Development

# Analysis of Area Under Consideration

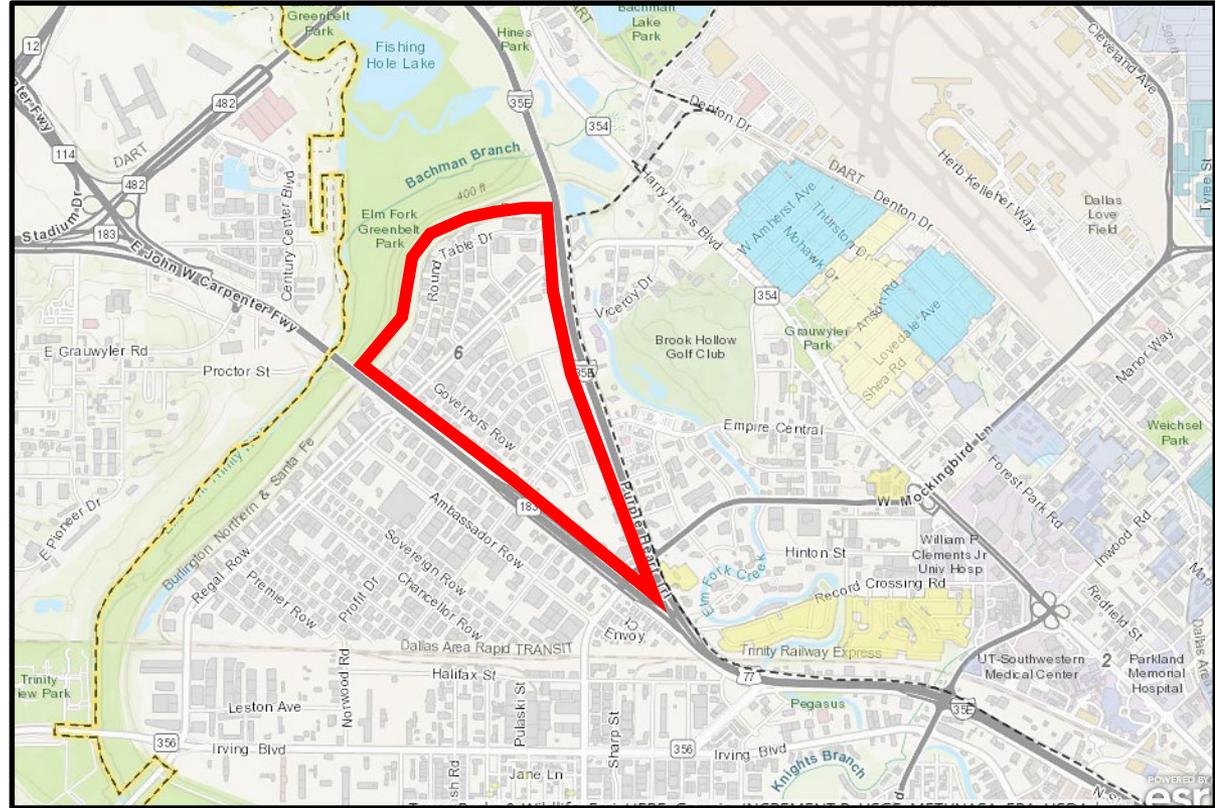
## Top 25 Employers in Proposed NEZ #9

Company Name	Address	Product/Service	Jobs
Helping Loans	8585 N Stemmons Fwy	Consumer Lending	1,001
Smith Protective Svc Inc	8918 John W Carpenter Fwy	Security Guards & Patrol Services	300
Allied Marketing	1555 Regal Row	Marketing Consulting Services	200
US Cotton LLC	8500 John W Carpenter Fwy	Fiber Yarn & Thread Mills	200
Safeguard Business Systems Inc	8585 N Stemmons Fwy # 600n	Stationery & Office Supplies Merchant Wholesalers	130
Cott Beverages USA	1100 Empire Central Pl	Other Grocery & Related Products Merchant Whlsrs	120
Reina & Bates Immigration Law	1140 Empire Central Dr # 300	Offices Of Lawyers	110
Prestonwood Landscape SVC LLC	1366 Round Table Dr	Landscaping Services	100
VITAS Hospice Svc	8585 N Stemmons Fwy # 700s	General Medical & Surgical Hospitals	100
Enterprise Truck Rental	8200 John W Carpenter Fwy	Truck, Utility Trailer & Rv Rental & Leasing	80
Hi Tech Electric Inc	1181 Empire Central Dr	Electrical Contr & Other Wiring Installation Contr	80
New Generation Mechanical	1133 Empire Central Dr	Electrical Contr & Other Wiring Installation Contr	80
Immediate Resource	1555 Regal Row	Womens Children/Infnt Clothing/Acces Mrchnt Whlsrs	75
US Census Bureau	8585 N Stemmons Fwy # 800s	Legislative Bodies	75
G & C Direct	1275 Profit Dr	Direct Mail Advertising	67
Atlantis Trading Corp	1555 Regal Row	Women's Clothing Stores	65
B & B Graphic Finishing Svc	8930 Governors Row	Special Die & Tool, Die Set, Jig & Fixture Mfg	65
Double E Inc	1261 Profit Dr	Industrial Machinery & Equipment Merchant Whlsrs	65
Driving Momentum USA Inc	1140 Empire Central Dr	Employment Placement Agencies	65
A C Horn & Co Sheet Metal	1269 Majesty Dr	Conveyor & Conveying Equipment Manufacturing	60
Golden Mattress	1240 Titan Dr	Mattress Manufacturing	60
IMI Hydronic Engineering Inc	8908 Governors Row	Industrial Valve Manufacturing	60
Allscripts LLC	1111 W Mockingbird Ln	Nursing Care Facilities (Skilled Nursing Fclts)	50
Pinnacle Marble & Granite	1151 Empire Central Dr	Wood Kitchen Cabinet & Countertop Manufacturing	50
Salvation Army	8787 N Stemmons Fwy # 800	Other Individual & Family Services	50

Source: ReferenceUSA, March 2019

# Analysis of Area Under Consideration

- Area is comprised entirely of non-residential tracts and is generally surrounded by non-residential tracts
- Some residential market types E, F, G, and H to the east and southeast



MVA Market Types/Categories

	A		F
	B		G
	C		H
	D		I
	E		NA

# Proposed NEZ #9 and Pilot Program

- Within this proposed zone, minimum project eligibility requirements:
  - Create/retain at least 10 jobs; or
  - Provide at least \$250,000 of private investment
- Incentive tools to be specifically marketed to property owners and businesses within the zone (considered on a case-by-case basis based on specifics of each project & incentive application)
  - Real property tax abatement: up to 90% for 10 years
  - Business personal property tax abatement: up to 50% for 5 years
  - Chapter 380 grant and loans
  - Incentives for workforce development/job training (e.g. businesses within the zone that may hire and retain graduates from Salvation Army's workforce training program)
  - Other tools specifically marketed to the zone (public improvement district; New Markets Tax Credits; Property Assessed Clean Energy (PACE); state incentives)
- Staff will review progress of NEZ #9 and present updates to the Economic Development and Housing Committee

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# Staff Recommendation

- Creation of Neighborhood Empowerment Zone #9, pursuant to Chapter 378 of the Texas Local Government Code to promote and increase economic development in the zone
- Creation of a pilot economic development program specifically tailored for the zone (as described on slide 15)



# Next Steps

- Economic Development and Housing Committee meeting on May 6, 2019
- City Council meeting on May 8, 2019



# Proposed Neighborhood Empowerment Zone #9

Quality of Life, Arts & Culture Committee  
April 22, 2019

Courtney Pogue, Director  
Office of Economic Development  
City of Dallas



# Memorandum



CITY OF DALLAS

DATE April 15, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Great Trinity Forest Resolution**

The City of Dallas, its partners at the US Army Corps of Engineers (USACE) and other nonprofit entities have been implementing various projects and maintenance activities in the Great Trinity Forest since the mid-1990s. As part of these efforts, a number of planning documents have been completed, including but not limited to, the Great Trinity Forest Master Plan, Dallas Floodway Extension Record of Decision, Balanced Vision Plan, Great Trinity Forest Management Plan, City-wide Trail Master Plan and the Community Wildfire Plan. All of these planning documents have carefully considered all plans available and have built upon the previous documents to aid in providing opportunities to protect and open our natural resources for use while providing ongoing increased public safety to the residents within the areas adjacent to the Great Trinity Forest through flood risk management and wildfire planning and prevention activities.

Local funding through various bond programs, and federal funding through the USACE have been allocated and a number of projects have been implemented. The City currently has ownership of approximately 4,300 acres of the 6,000-acre footprint of the Great Trinity Forest. As part of requests expressed by members of the City Council, staff has been working to develop a resolution that would re-affirm the support of the Great Trinity Forest to provide flood risk management, ecosystem restoration, recreational opportunities and preservation of the Great Trinity Forest. The attached resolution for City Council consideration on May 8, 2019 outlines the history of the Great Trinity Forest planning efforts, some of the projects that have been implemented, and next steps that will be brought forward to protect and enhance the Great Trinity Forest.

A handwritten signature in blue ink, appearing to read 'Joey Zapata'.

Joey Zapata  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (Interim)  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizar Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
Michael Mendoza, Chief of Economic Development and Neighborhood Services  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
Directors and Assistant Directors

**STRATEGIC PRIORITY:** Mobility Solutions, Infrastructure, and Sustainability  
**AGENDA DATE:** May 8, 2019  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Water Utilities Department  
**EXECUTIVE:** Majed Al-Ghafry

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## **SUBJECT**

Authorize a resolution reaffirming the protection of the Great Trinity Forest and upholding the multi-purposes of the Great Trinity Forest as outlined in local, state and federally approved plans including flood risk management, ecosystem restoration, and recreational enhancements and to direct the City Manager to pursue measures to implement the action plans to protect the Great Trinity Forest through local, state and federal partners and resources - Financing: No cost consideration to the City

## **BACKGROUND**

The City of Dallas, in partnership with state and federal regulatory agencies, have spent several decades working on the development of a comprehensive plan for the Great Trinity Forest that addresses flood risk management, ecosystem restoration and recreational enhancements. Various plans have included approximately 6,000 acres of floodplain land along the Trinity River geographically located at approximately the Dallas Area Rapid Transit Bridge connecting the east and west sides of the floodplain downstream of the Corinth Street Bridge, following the natural boundaries near State Highway 310 continuing through Great Trinity Forest Way and southwesterly to the McCommas Landfill, the northeastern boundary of Parkdale Lake to Scyene Road through William Blair Park and southeasterly to Dowdy Ferry Road and Interstate Highway 20.

These planning efforts were authorized as part of the Dallas Floodway Extension which is integral to flood risk management efforts in Dallas. The federal authorization and inclusion of the area as part of the federal system was first initiated in the 1960s and was most recently authorized as part of the Record of Decision and subsequent actions as the Dallas Floodway Extension. Furthermore, the Dallas City Council affirmed its support of these efforts through the Balanced Vision Plan in 2003, and as amended in 2004 (unrelated to this work). Additionally, the City has developed an extensive Great Trinity Forest Management Plan that serves as a master plan, incorporating the federal and local requirements into one document and outlining actions that may occur in the Great Trinity Forest. Under the various plans that have been prepared and consistent with the federal regulations, the Great Trinity Forest serves to:

- Reduce flood damages, provide better health and safety measures, reduce emergency services, reduce potential loss of life due to high velocity flows, reduce isolations due to flood waters, reducing overtopping of bridges and roads along the Trinity River, and reducing the loss of jobs and/or wages caused by flooding
- Preserve and protect existing environmental and aesthetically pleasing areas and maintaining, as much as possible, the existing vegetation and wildlife habitat
- Preserve and protect historically and culturally significant areas
- Implement maintenance regimes for the myriad of assets included within the Great Trinity Forest

The City and its partners such as United States Army Corps of Engineers (USACE) and various nonprofit entities have spent over \$200,000,000.00 to date to address items such as land acquisition, planning, design and construction of the Upper and Lower Chains of Wetlands, South Central Park Extension, Great Trinity Forest Southern Gateway and Horse Trails, Great Trinity Forest Trails, Texas Horse Park, Cedar Crest Gateway, Trinity River Audubon Center, Great Trinity Way safety improvements and various other connections for residents and businesses. Recently, the USACE received over \$50,000,000.00 in new funding to complete the Lamar Levee connecting the East Levee to the Rochester Levee; and the Circuit Trail Conservancy has secured private funds to match the City's 2017 Bond Funds for the planned trail system connecting the AT&T Trail to Scyene Road.

The City has acquired approximately 4,300 acres of the 6,000 acres to date. At this time, the City desires to move forward to the next phase which will further define and protect the Great Trinity Forest and decades of work by local, state and federal stakeholders. This item directs the City Manager to pursue measures to implement the action plans to protect the Great Trinity Forest through local, state and federal partners and resources. Some of these actions include a comprehensive survey of the Great Trinity Forest and, continue with acquisition, preservation and maintenance such that Dallas residents and visitors may further interact and experience the diverse ecosystems within the Great Trinity Forest.

#### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Quality of Life, Arts, and Culture and Mobility Solutions, Infrastructure, and Sustainability Committees were briefed by memorandum regarding this matter on April 22, 2019.

#### **MAP**

Attached

May 8, 2019

**WHEREAS**, the Great Trinity Forest is approximately 6000 acres of floodplain land along the Trinity River; and

**WHEREAS**, the Great Trinity Forest is the largest bottomland urban hardwood forest with a natural river channel in the United States; and

**WHEREAS**, the Great Trinity Forest provides flood risk management through the natural and built features associated with conveyance of upstream and downstream river flows; and

**WHEREAS**, the Great Trinity Forest provides significant recreation opportunities for Dallas residents and visitors, and habitat for native Texas wildlife and plants; and

**WHEREAS**, the Great Trinity Forest helps improve water quality, clean air, control runoff and mitigate impacts of climate change; and

**WHEREAS**, during the last several decades, local, state, and federal agencies have partnered with residents and businesses to establish a coordinated approach to protecting and preserving the ecosystem and flood risk management benefits of the Great Trinity Forest through:

- 1962, the United States Army Corps of Engineers (USACE) completed a Comprehensive Survey Report on the Trinity River and Tributaries, Texas; and
- November 1968 the Texas Water Development Board created the Texas Water Plan; and
- 1974, the USACE completed the Trinity River Project, Phase I General Design Memorandum; and
- 1981, Trinity River Project, Texas, Habitat Mitigation Report; and
- 1989, USACE report on flooding in the Dallas Floodway; and
- 1999, Dallas Floodway Extension Project GRR/EIS goal objectives; and

**WHEREAS**, the boundaries of the Great Trinity Forest are federally regulated under the Dallas Floodway Extension Project beginning at approximately the Dallas Area Rapid Transit Bridge connecting the East and West sides of the floodplain downstream of the Corinth Street Bridge, following the natural boundaries near State Highway 310 continuing through Great Trinity Forest Way and southwesterly to the McCommas Landfill, the northeastern boundary of Parkdale Lake to Scyene Road through William Blair Park and southeasterly to Dowdy Ferry and Interstate Highway 20; and

**WHEREAS**, the 1997 Great Trinity Forest Master Plan, prepared by the Texas Park and Wildlife, gave guidance on long-term development and goals, such as reduction of flooding hazards, preservation of natural resources, creation of new recreation opportunities, enhancement of the southern sector and underserved areas, and fostering improvements in adjacent communities; and

May 8, 2019

**WHEREAS**, the 1998, 2006, and 2012 Bond Programs authorized funding to implement flood risk management activities in the Dallas Floodway Extension Project, as well as recreational improvements such as the South Central Park Extension, Great Trinity Forest Southern Gateway & Horse Trails, Great Trinity Forest Trails, Texas Horse Park, Cedar Crest Gateway, Trinity River Audubon Center, Great Trinity Way safety improvements and various other connections for residents and businesses; and

**WHEREAS**, on December 8, 2003, the City Council adopted the Balanced Vision Plan (the "BVP"), by Resolution No. 03-3391, and further adopted refinements on April 14, 2004, by Resolution No. 04-1252 that was the guiding principle for recreation, flood control, and environmental improvements for the Trinity Corridor, including the Great Trinity Forest; and

**WHEREAS**, in 2008 the City Council adopted the Great Trinity Forest Management Plan, which has since been used to guide implementation of vegetation restoration and recreation projects; and

**WHEREAS**, the City of Dallas has been proactively acquiring properties contained in the floodplain in excess of two decades in accordance with regulatory directives, and currently owns approximately 4,300 acres of the Great Trinity Forest; and

**WHEREAS**, the Great Trinity Forest provides ever increasing citizen and visitor outdoor experiences through hiking, biking, equestrian, birdwatching, canoeing, kayaking, and other recreational opportunities; and

**WHEREAS**, the Great Trinity Forest provides beneficial environmental and socially equitable benefits to the communities in and around the Great Trinity Forest and city proper; and

**WHEREAS**, City of Dallas is committed to protecting and preserving the land within the Great Trinity Forest for posterity; and

**WHEREAS**, the Dallas City Council desires to develop an action plan for the preservation of the Great Trinity Forest and its ecosystem.

**Now, Therefore,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas acknowledges and reaffirms the federal obligations for the Great Trinity Forest which include but are not limited to:

May 8, 2019

**SECTION 1.** (continued)

- Reducing flood damages, providing better health and safety measures, reducing emergency services, reduce potential loss of life due to high velocity flows, reducing isolations due to flood waters, reducing overtopping of bridges and roads
- along the Trinity River, and reducing the loss of jobs and/or wages caused by flooding
- Preserving and protecting existing environmental and aesthetically pleasing areas and maintaining, as much as possible, the existing vegetation and wildlife habitat;
- Preserving and protecting historically and culturally significant areas
- Implementing maintenance regimes for the myriad of assets included within the Great Trinity Forest

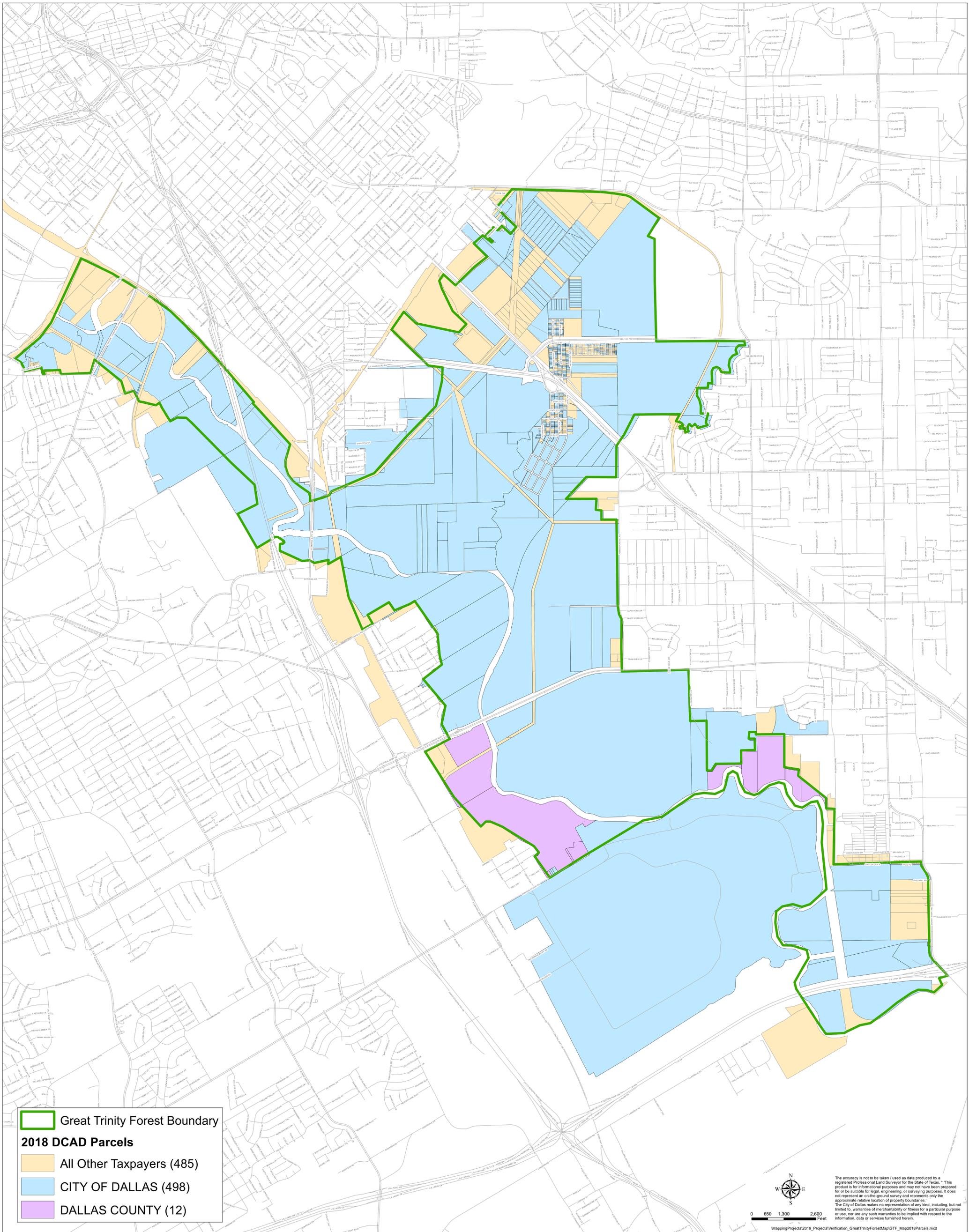
**SECTION 2.** That the Dallas City Council reaffirms its support to protect and uphold the multi-purposes of the Great Trinity Forest as outlined in local, state and federally approved plans including flood risk management, ecosystem restoration, and recreational enhancements.

**SECTION 3.** That the Dallas City Council directs the City Manager to undertake a comprehensive survey of the Great Trinity Forest and, continue with acquisition, preservation and maintenance such that the residents and visitors of Dallas may further interact and experience the diverse ecosystems within the Great Trinity Forest.

**SECTION 4.** That the City Council directs the City Manager to pursue measures to implement the action plans to protect the Great Trinity Forest through local, state and federal partners and resources.

**SECTION 5.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

# Great Trinity Forest





Agenda Information Sheet

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**File #:** 19-557

**Item #:** 25.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** Office of Cultural Affairs  
**EXECUTIVE:** Joey Zapata

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**SUBJECT**

Authorize a one-year Interlocal Agreement, with two one-year renewal options, with the City of Irving to provide for radio station air time on WRR-FM for the Irving Arts Center - Revenue: \$67,600.00 (annually)

**BACKGROUND**

WRR-FM, which is owned and operated by the City of Dallas through the Office of Cultural Affairs (OCA), is the only commercial radio station in Texas that plays classical music 24 hours a day, and is the oldest same-owner station in the United States. With a tower in Cedar Hill, the 100,000 watt station's listening area spans 100 miles in every direction. WRR does not operate at the expense to taxpayers, but as an enterprise fund, generating revenue through the sale of on-air advertising to cover its expenses. Revenue exceeding expenses has been invested in capital needs of the station, and a small portion has been transferred through the years to the OCA's Arts Endowment, to support small and mid-size arts organizations.

Dallas City Code provides authorization for the station manager to sign contracts for air time (Sec 2-79(a)); however, Texas state law requires that interlocal agreements be authorized by the governing body of each party to the contract (Tex Govt Code Sec. 791.011(d)(1)). The Irving Arts Center, which is owned and operated by the City of Irving, seeks to purchase commercial air time for the period May 1, 2019 through April 30, 2020. The agreement will also provide for two one-year renewal options.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Revenue: \$67,600.00 (annually)



Agenda Information Sheet

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**File #:** 19-491

**Item #:** 30.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

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**SUBJECT**

Authorize a professional services contract with Freese and Nichols, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Coombs Creek Trail Improvements Project located from the 800 block of North Plymouth Road to the 2600 block of Sunset Avenue at Moss Park - Not to exceed \$244,907.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

On May 9, 2018, a Request for Qualifications (RFQ) was issued for Engineering and Landscape Architecture Consulting Services for Park Site Development Projects in the 2017 Bond Program. The projects included in this RFQ were considered "Simple Projects" which utilize the RFQ only selection process.

This action will authorize a professional services contract with Freese and Nichols, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Coombs Creek Trail Improvements Project. The 2017 Bond Program included funding for this project, which includes trail improvements located from the 800 block of North Plymouth Road to the 2600 block of Sunset Avenue at Moss Park, accessible ramps, pavement striping, pedestrian crossing improvements, trailhead, and landscaping improvements.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	July 2019
Complete Design	June 2020
Begin Construction	September 2020
Complete Construction	April 2021

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On March 21, 2019, the Park and Recreation Board authorized a professional services contract with Freese and Nichols, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$244,907.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$244,907.00	Architectural & Engineering	25.66%	30.48%	\$74,652.00
• This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-5 procurement guidelines, Freese and Nichols, Inc. was selected as the most qualified consultant for this project.

**OWNER**

**Freese and Nichols, Inc.**

Brian Coltharp, President

**MAP**

Attached

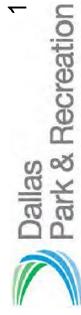
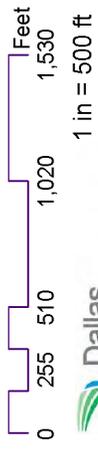


**Stevens Golf Course**

**Stevens Park**

**Coombs Creek Trail**

**Moss**



**Coombs Creek Trail**  
 (N Plymouth Rd to Sunset Av)



Agenda Information Sheet

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**File #:** 19-494

**Item #:** 31.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 3  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

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**SUBJECT**

Authorize a professional services contract with CP&Y, Inc. for hydrologic modeling, schematic design, design development, construction documents, procurement and construction observation phases for the Emerald Lake Dam Safety and Erosion Control Improvements Project at Emerald Lake Park located at 6102 Mountain Creek Parkway - Not to exceed \$314,289.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

On May 9, 2018, a Request for Qualifications (RFQ) was issued for Engineering and Landscape Architecture Consulting Services for Park Site Development Projects in the 2017 Bond Program. The projects included in this RFQ were considered "Simple Projects" which utilize the RFQ only selection process.

This action will authorize a professional services contract with CP&Y, Inc. for hydrologic modeling, schematic design, design development, construction documents, procurement and construction observation phases for the Emerald Lake Dam Safety and Erosion Control Improvements Project. The 2017 Bond Program included funding for this project, which includes dam improvements including a new emergency spillway and erosion control improvements at Emerald Lake Park located at 6102 Mountain Creek Parkway.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	July 2019
Complete Design	June 2020
Begin Construction	September 2020
Complete Construction	April 2021

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On March 21, 2019, the Park and Recreation Board authorized a professional services contract with CP&Y, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$314,289.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$314,289.00	Architectural & Engineering	25.66%	27.73%	\$87,163.00
• This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-5 procurement guidelines, CP&Y, Inc. was selected as the most qualified consultant for this project.

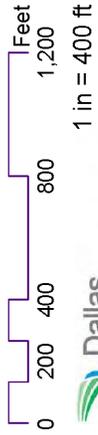
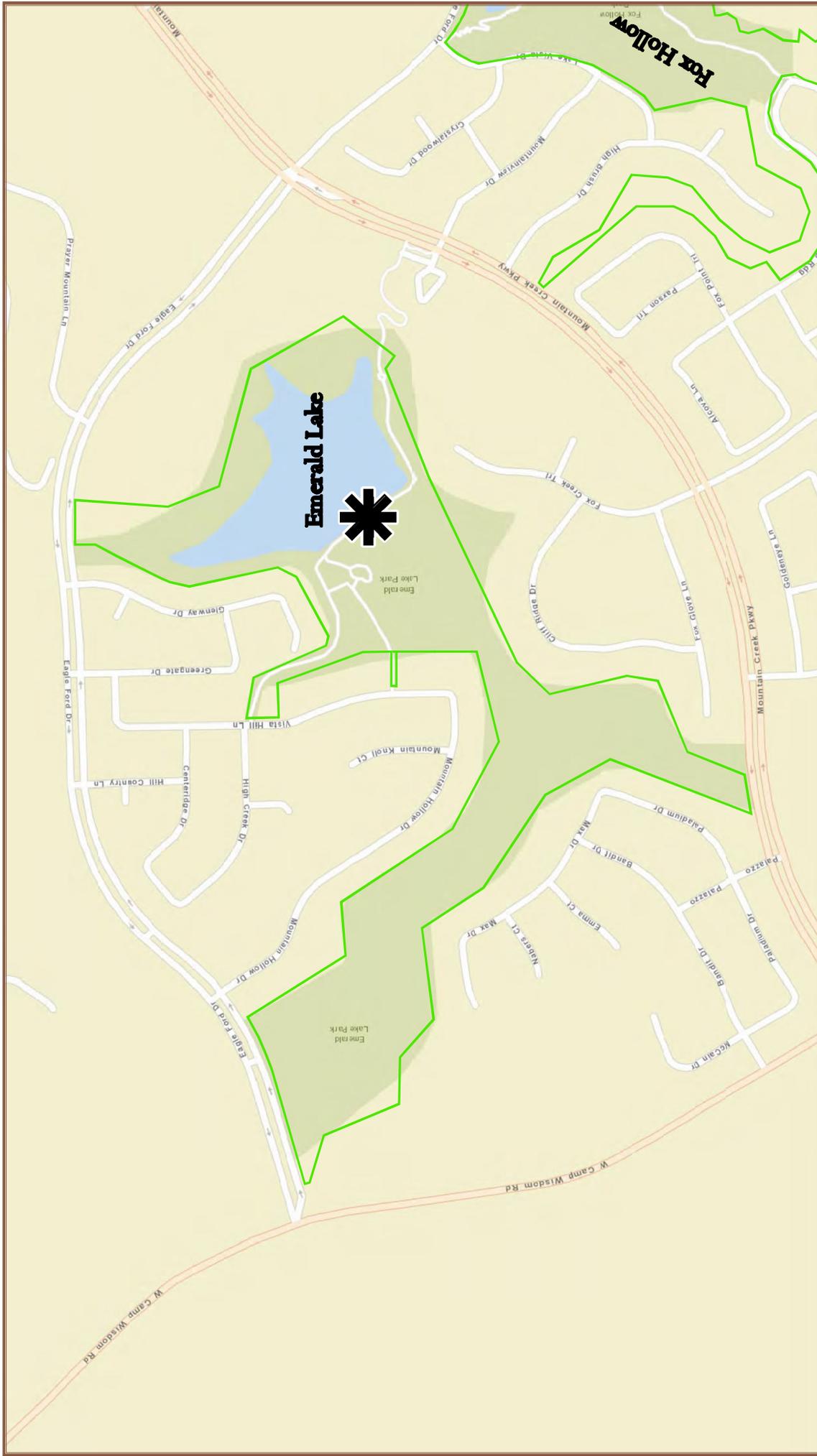
**OWNER**

**CP&Y, Inc.**

Pete Patel, President

**MAP**

Attached



**Emerald Lake Park  
(6102 Mountain Creek Parkway)**



Agenda Information Sheet

File #: 19-505

Item #: 32.

**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

**SUBJECT**

Authorize **(1)** a professional services contract with Conley Group, Inc. for building condition and site drainage assessments, schematic design, design development, construction documents, procurement and construction administration phases for roof replacement and repairs at the Automobile Building located at 1010 First Avenue and the Embarcadero Building located at 1121 First Avenue in Fair Park; **(2)** the receipt and deposit of funds in an amount not to exceed \$284,050.00 from the State Fair of Texas in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed \$284,050.00 in the Capital Projects Reimbursement Fund - Not to exceed \$284,050.00 - Financing: Capital Projects Reimbursement Fund

**BACKGROUND**

On May 3, 2018, a Request for Qualifications was issued for consultant services for roof replacement and repairs for Fair Park and Recreation Centers. The goal was to select one firm for the Fair Park roofing repairs and an alternate one or more firm for the recreation centers roof repairs. Five firms submitted Statements of Qualifications and Conley Group, Inc. was selected as the most qualified consultant for the roof replacement and repairs in Fair Park.

The scope of work for the Automobile Building includes, roof assessment and roof design, as well as the assessments of the building envelope, site drainage, and the heating, ventilation and air conditioning. The scope of work for the Embarcadero Building includes, assessment of the roof, building envelope and site drainage.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	April 2019
Complete Design	June 2019
Begin Construction	October 2019
Complete Construction	February 2020

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On April 4, 2019, the Park and Recreation Board authorized a professional services contract with Conley Group, Inc.

Information about this item will be provided to Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Capital Projects Reimbursement Fund - \$284,050.00

Estimated Future Cost - Construction - \$1,020,000.00

**M/WBE INFORMATION**

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$284,050.00	Architectural & Engineering	25.66%	37.04%	\$105,200.00
• This contract exceeds the M/WBE goal.				

**PROPOSAL INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-5 procurement, Conley Group, Inc. was selected as the most qualified consultant for this project.

**OWNER**

**Conley Group, Inc.**

Bill Conley, President

**MAP**

Attached





Agenda Information Sheet

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**File #:** 19-507

**Item #:** 33.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

---

**SUBJECT**

Authorize **(1)** a development and funding agreement with The Trust for Public Land for property located at 405 East Overton Road for a proposed new park; and **(2)** acquisition from The Trust for Public Land of approximately 81,183 square feet of land located at 405 East Overton Road - Not to exceed \$166,400.00 (\$162,400.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

This item authorizes the acquisition from The Trust for Public Land (TPL) of approximately 81,183 square feet of land (1.86 acres) for a proposed new community park after TPL develops the property as a park. The proposed park could be developed for active and passive recreational uses such as trails and playgrounds. This property was included in Phase 1 Implementation for the Five Mile Creek Urban Greenbelt Master Plan for a future park.

The purchase price for this acquisition is \$162,400.00, plus closing cost and title expenses not to exceed \$4,000.00. City will pay for the title insurance and one-half of the closing costs upon acquisition of the property after it is developed. The consideration for this acquisition is based on an independent appraisal and equals TPL's acquisition price for the property.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

This item also authorizes a development and funding agreement with TPL. Following are the deal points of the agreement:

**Land Acquisition**

- TPL will purchase the Overton property at fair market value, estimated at \$162,400.00
- TPL will secure, fund and provide site surveys, environmental reports, appraisal and other due

diligence documents to the City prior to the City's acquisition

- City will acquire Overton property from TPL at TPL's purchase price, plus title insurance and closing costs, after TPL has developed the site as a park
  - Land Acquisition is \$162,400.00, plus title insurance and one-half of the closing costs estimated at \$4,000.00, for a total not to exceed amount of \$166,400.00
  - Funding for City's land acquisition proposed from 2017 Bond Program, Council District 4 Land Acquisition (\$400,000.00 total allocation)
- City's acquisition to be subject to the results of the Office of Environmental Quality and Sustainability's recommendations
- Property to be dedicated as Parkland after development as a park and the City's acquisition from TPL

### Development

- TPL will develop the property prior to the City's purchase from TPL
- The following terms for development will be included in the Development Agreement:

### Design Phase

- TPL will be responsible for the funding, public input process and design of the Overton property
- TPL will coordinate public input meetings with the Park and Recreation Department (PARD)
- City will assist, as needed with the public input process, including providing addresses for mailers and assistance in scheduling the meetings
- TPL will seek community input for the design of the park, including meetings with stakeholder representatives
- TPL will consider long-term maintenance and security in the design
- Design will meet all codes, ordinances, and Americans with Disabilities Act/ Texas Accessibility Standards compliance
- City has the ability to review the Design Plans prepared by TPL at each phase
- City will approve the plans prior to TPL's commencing construction

### Construction Phase

- TPL will fund and manage the construction of the park
- TPL will comply with the City's Business Inclusion and Development Plan
- City will have the right, but not the obligation to observe construction
- City will have the right to participate in the final punch lists

### Naming Rights

- TPL will have the right to name the park, subject to the approval of the PARD Director
- Until a permanent name is approved, the placeholder name will be "Overton Park", based on the property's frontage on Overton Road

**Maintenance**

- City will be responsible for maintenance after acquisition of the property
  - Future cost for operation and maintenance cost is estimated at \$14,837.00 annually

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 28, 2019, the Park and Recreation Board authorized the Five Mile Creek Urban Greenbelt Master Plan.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

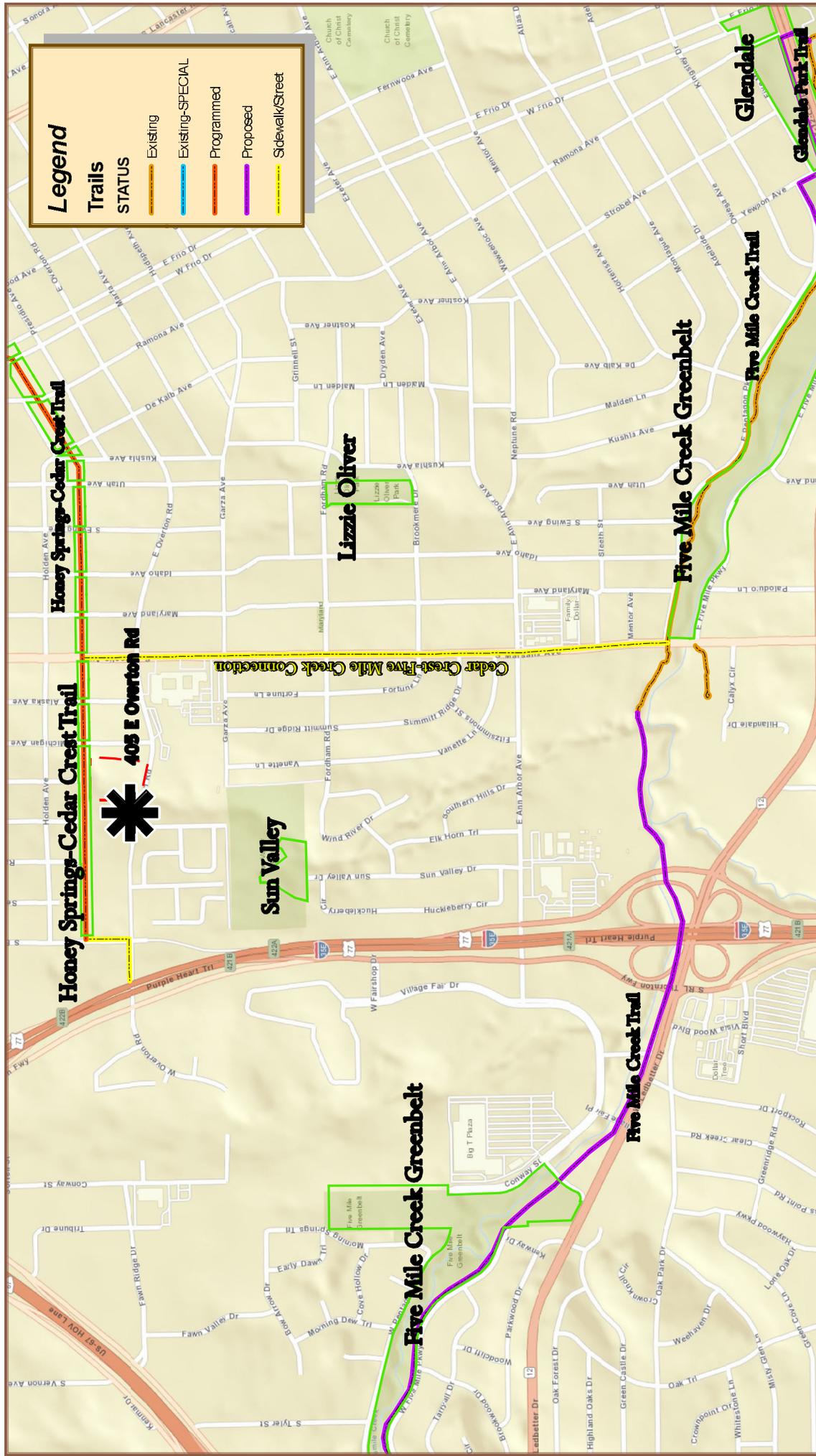
**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$166,400.00

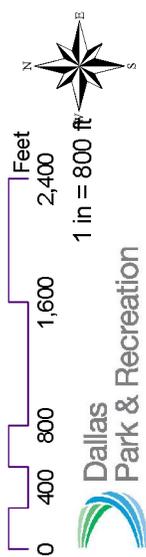
Future cost for operation and maintenance is estimated at \$14,837.00 annually.

**MAP**

Attached



Acquisition: 405 East Overton Road





Agenda Information Sheet

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**File #:** 19-508

**Item #:** 34.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

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**SUBJECT**

Authorize **(1)** a development and funding agreement with The Trust for Public Land for property located at 3200 Simpson Stuart Road for a proposed new park; and **(2)** acquisition from The Trust for Public Land of approximately 1,760,971 square feet of land located at 3200 Simpson Stuart Road - Not to exceed \$1,870,000.00 (\$1,850,000.00, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

This item authorizes the acquisition from The Trust for Public Land (TPL) of approximately 1,760,971 square feet (40.43 acres) of land located at 3200 Simpson Stuart Road for a proposed new community park. The purchase price for this acquisition is \$1,850,000.00, plus closing costs and title expenses not to exceed \$20,000.00. The consideration for this acquisition is based on an independent appraisal.

This acquisition is a collaboration with the City and TPL which has the land under contract to purchase for its appraised value of \$3,700,000.00. TPL is offering the land to the City for half its appraised value at \$1,850,000.00. City will be responsible for the title insurance and one-half of the closing costs upon acquisition from TPL.

Staff recommends approval of this acquisition with the condition that to the extent allowed by law, upon acquisition this property is officially dedicated as municipal parkland.

This action also includes the authorization of a development and funding agreement with TPL. Following are the deal points:

**Land Acquisition**

- TPL will purchase the Simpson Stuart property at fair market value, estimated at \$3,700,000.00, and pay all closing costs associated with their acquisition

- TPL will secure, fund and provide site surveys, environmental reports, appraisals and other due diligence documents to the City
- City will acquire Simpson Stuart property from TPL at 50 percent of TPL's land acquisition price
  - City to pay 50 percent of the total \$3,700,000.00 land acquisition cost (\$1,850,000.00) at closing
  - City will pay for the title insurance and 50 percent of the closing costs, estimated at \$20,000.00, for an amount not to exceed \$1,870,000.00
- Funding proposed from 2017 Bond Program, City-Wide Land Acquisition (\$2,200,000.00 total allowance)
- Property to be dedicated as parkland upon City's acquisition

### **Development**

- TPL will have a period of 24 months after execution of the agreement to fund and develop the site, plus one 12-month extension option
  - If another opportunity for development becomes available within the 36 months, TPL may relinquish their rights
- In the event TPL develops the property, the following development terms will be included in the agreement:

### **Design Phase**

- TPL will be responsible for the funding, public input process and design of the property
- TPL's consultant will provide Professional Liability insurance
  - City to be named as an additional insured
- TPL will coordinate public input meetings with the Park and Recreation Department
- TPL will seek community input for the design of the park
- TPL will consider long-term maintenance and security in the design
- Design will meet all codes, ordinances, and Americans with Disabilities Act/ Texas Accessibility Standards compliance
- City has the ability to review the Design Plans prepared by TPL at each phase
- City will assist, as needed with the public input process, including providing addresses for mailers and assistance in scheduling the meetings
- City will approve the plans prior to TPL's commencement of construction

### **Construction Phase**

- TPL will fund and manage the construction of the park
- City will have the right, but not the obligation to observe construction
- City will have the right to participate in the final punch lists

### **Naming Rights**

- TPL will have the right to name the park, subject to the approval of the Park and Recreation Department Director
- Until a permanent name is approved, the placeholder name will be “Simpson Stuart Park”, based on the property’s frontage on Simpson Stuart Road

### **Maintenance**

- City will be responsible for maintenance after acquisition of the property

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 28, 2019, the Park and Recreation Board authorized the Five Mile Creek Urban Greenbelt Master Plan.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

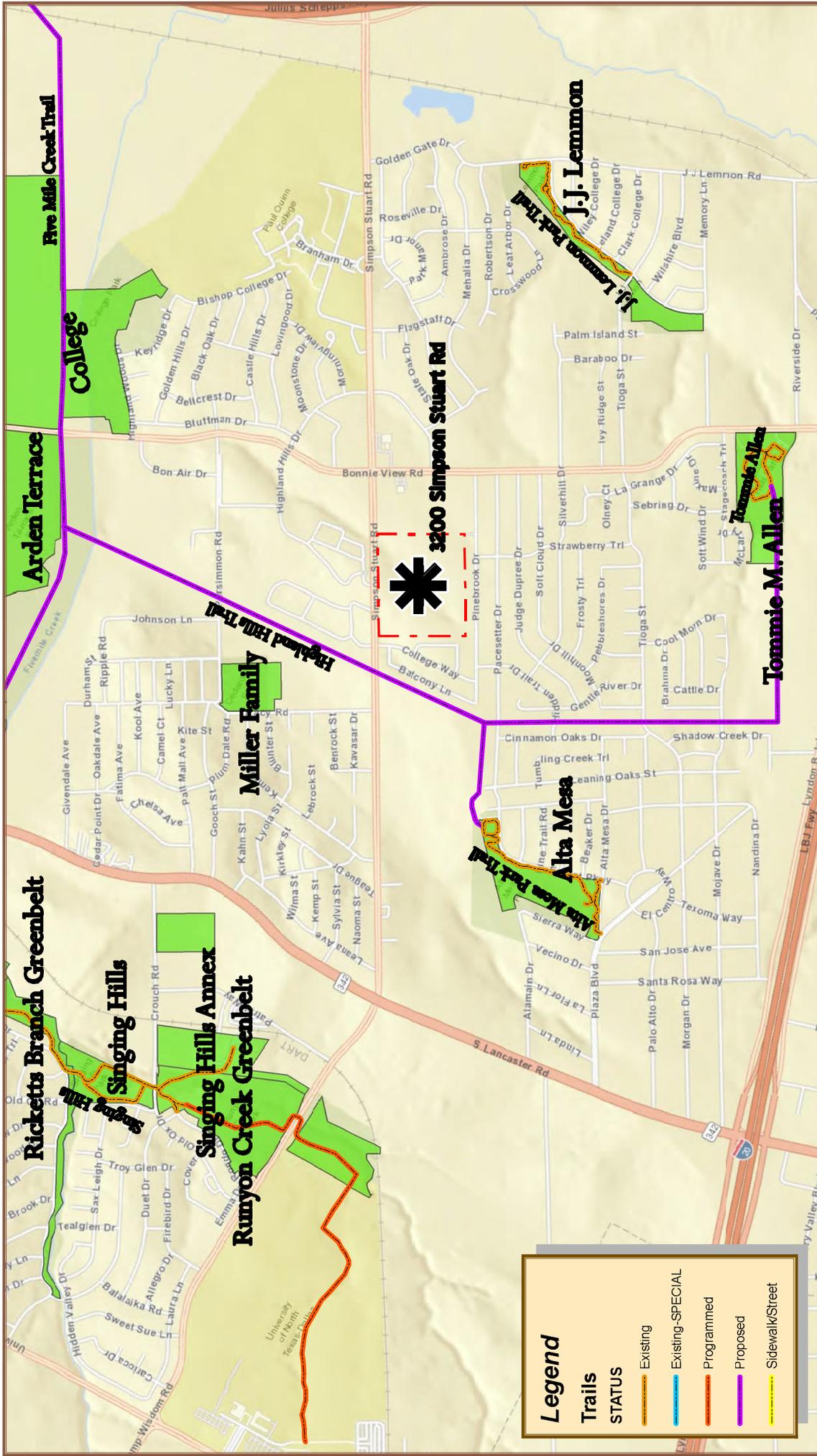
### **FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$1,870,000.00

Future cost for operation and maintenance is estimated at \$38,172.00 annually.

### **MAP**

Attached

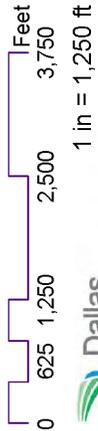


**Legend**

**Trails**

**STATUS**

- Existing
- Existing-SPECIAL
- Programmed
- Proposed
- Sidewalk/Street



Acquisition: 3200 Simpson Stuart Road