

The meeting will begin shortly



Please mute your microphone until called on for questions.



Questions will be addressed at end of each section. Please insert questions in chat or raise hand to speak.



This meeting will be recorded.



Recording and presentation will be shared after the meeting: www.NCTCOG.org/LUTTF

Poll question: which of the following best describes your role?

- Private sector
- City government
- Non-profit
- Researcher
- Student
- Other public employee
- Other (non-public)

<https://www.menti.com/q3z8ytsku5>





North Central Texas Council of Governments

Coordinated Land Use and Transportation Planning Task Force

Virtual Meeting | 7/21/2022

2022 Task Force Meeting Schedule

January 20

April 21

July 21

October 20

www.NCTCOG.org/LUTTF



Agenda

LOCAL UPDATES

- Fort Worth to Dallas Regional Trail Branding
- Carrollton Trinity Mills TOD Update

EXPANDING WALKABLE PLACES IN NORTH TEXAS

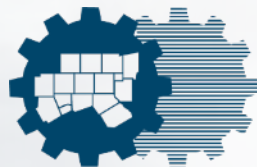
- NCTCOG 2022 Mapping and Introduction
- Lakefront Little Elm
- Downtown Terrell
- Dallas Redbird Mall Redevelopment

ANNOUNCEMENTS



A blue-tinted photograph of a town square. In the center, there is a fountain with water spraying upwards. The square is surrounded by buildings, trees, and streetlights. The text "Local Updates" is overlaid in white in the center of the image.

Local Updates



NCTCOG PRESENTATION

Fort Worth to Dallas Regional Trail Branding and Wayfinding Project

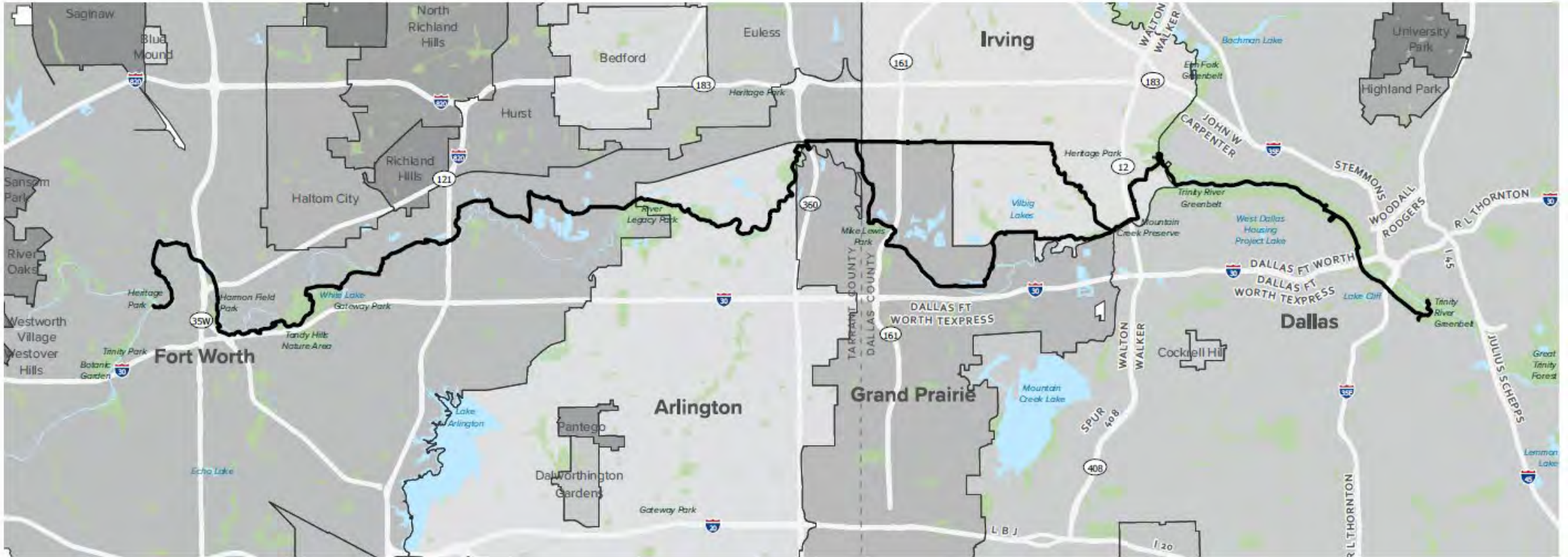
SHAWN CONRAD | LAND USE & TRANSPORTATION
PLANNING TASK FORCE | 7.21.2022

FORT WORTH TO DALLAS REGIONAL TRAIL

- 66-mile multi-use trail spanning five cities: Fort Worth, Arlington, Grand Prairie, Irving, and Dallas
- >50 miles existing, 12.5 miles under construction
- Trail completion expected end of 2023/early 2024
- Goal of Regional Trail:
 - Recreation, transportation, events, and exploration uses
 - Regional, state, and national attraction for events and tourism



TRAIL MAP



Existing: 50.4 miles
Funded: 12.5 miles
Planned: 2.8 miles



TRAIL BRANDING PROJECT GOALS

Create a unified name, brand and signage package with cobranding of local trails

Recommendations for infrastructure to hold major regional and national events

Integrated regional 911 signage system and lighting recommendations

Electronic message boards/real-time display trail counters recommendations

Build consensus for ongoing marketing and operations



STAKEHOLDER AND PUBLIC ENGAGEMENT

- Periodic stakeholder meetings to solicit feedback on naming and branding process
- Virtual Open House Nov/Dec 2021
 - Gauged visual preferences, themes, and current trail use
- Public Feedback Forum – April 25 through June 20, 2022
 - Two trail name and logo combinations to choose from and wayfinding destination preferences web map



Name your
NEW FAVORITE
★ 🏃 🚲 ♿ 🧑‍🌿 **TRAIL**

Cast your vote for the new name and logo!
The regional trail that will connect Fort Worth to Dallas is getting a name and brand. Visit [FortWorthToDallasTrail.com](https://www.FortWorthToDallasTrail.com) to cast your vote! [#FortWorthtoDallasTrail](https://twitter.com/FortWorthtoDallasTrail)

 North Central Texas
Council of Governments



GOALS GUIDING NAME & LOGO DEVELOPMENT

- **Recognizable.** Provides cues as to the location of the trail for those who live outside of the region or state.
- **Easy.** Easily referenced by a broad spectrum of people.
- **Welcoming.** Promotes the trail for all types of users.
- **Encompassing.** Does not reference specific cities and could allow for future expansion to new locations.
- **Supported.** Reflects the broad values and themes that have been identified through public feedback.



Public Feedback Forum Name/Branding Pairings

Option #1: “DFW Discovery Trail”



- Highlights flora/fauna that may be discovered on trail
- Playful with different available concepts
- Trail names co-branded on logo

Option #2: “DFW Trinity Trail”



- Highlights Trinity River as dominant feature of trail
- Water and land elements built into the logo
- Simple and memorable design



Winning Name and Logo*: **DFW Discovery Trail**

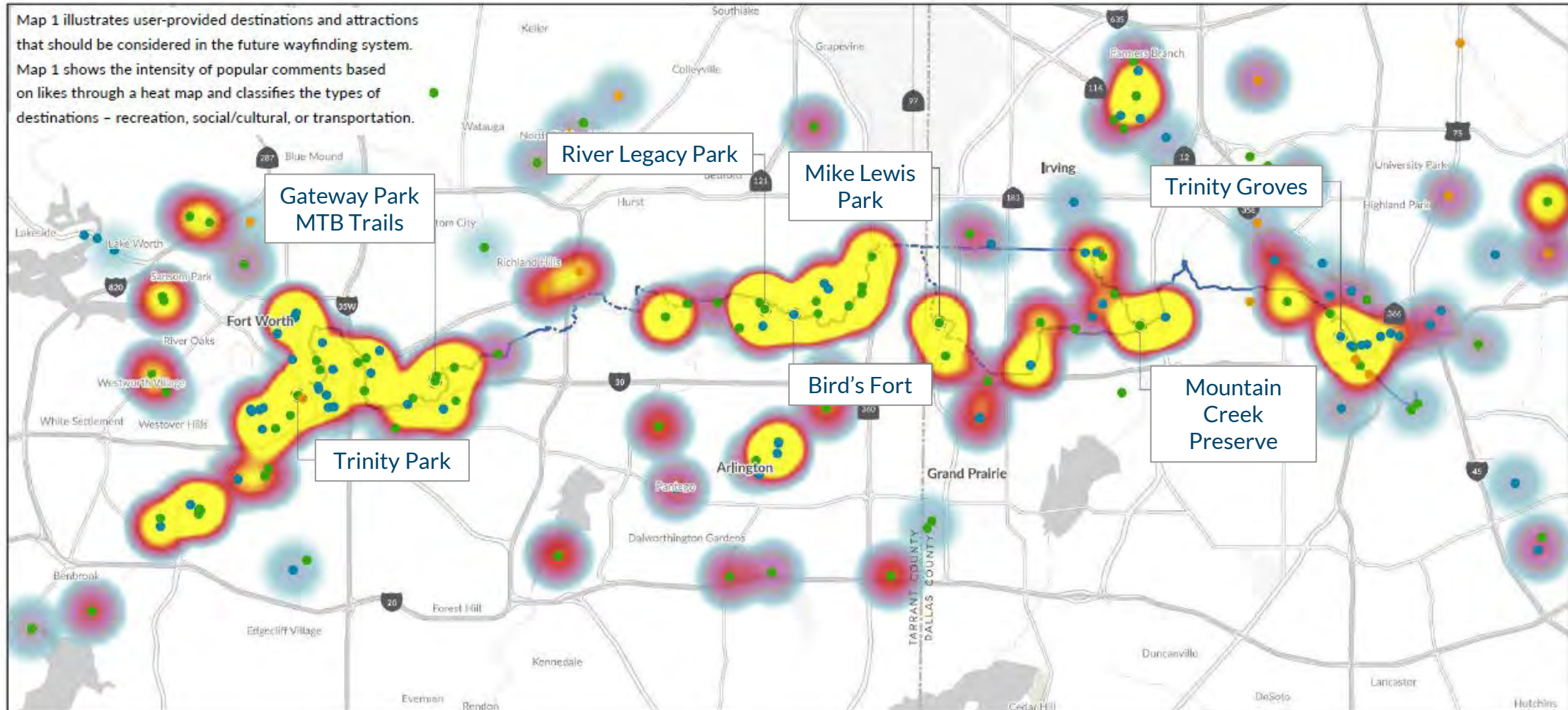


**Preliminary logo concepts; finalized logo is subject to change*

- Highlights flora/fauna that may be discovered on trail
- Unique animals/colors per city concept



Map 1 illustrates user-provided destinations and attractions that should be considered in the future wayfinding system. Map 1 shows the intensity of popular comments based on likes through a heat map and classifies the types of destinations – recreation, social/cultural, or transportation.



VOH ENGAGEMENT

INDICATE THE DESTINATIONS AND ATTRACTIONS THAT THE FUTURE WAYFINDING SYSTEM SHOULD DIRECT PEOPLE TOWARDS

Heat Map based on No. of Likes

- Sparse
- Dense
- Existing
- Trail Gap

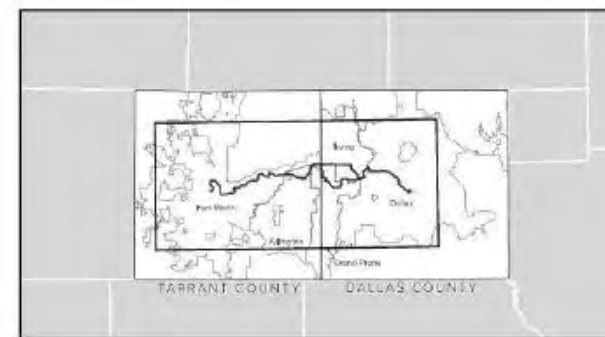
User generated suggestions

Type

- Recreation
- Social / Cultural
- Transportation

alta

0 10 20 MILES



DATA SOURCE: GOOGLE MAPS, STRIKEMAP, PROJECTS, GIS, ESRI, 2017. THE WAYFINDING AND SIGNAGE PROJECTS DO NOT REPRESENT THE OFFICIAL POSITION OF THE STATE OF TEXAS. DATA SOURCE: STRIKEMAP, PROJECTS, GIS, ESRI, 2017.

UPCOMING ACTIVITIES

- Refine logo concept
- Develop wayfinding signage concepts and best practices
- Develop recommendations
- Steering Committee Meeting #3
- Public promotion of final name, brand, and recommendations
- Project completion: Late fall 2022



MORE INFORMATION:

Trail Branding Project & Regional Trail

www.nctcog.org/FWtoDalTrail



CONTACT US:



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Principal Transportation Planner
North Central Texas Council of Governments
sconrad@nctcog.org



Karla Windsor, AICP
Senior Program Manager
North Central Texas Council of Governments
kwindsor@nctcog.org

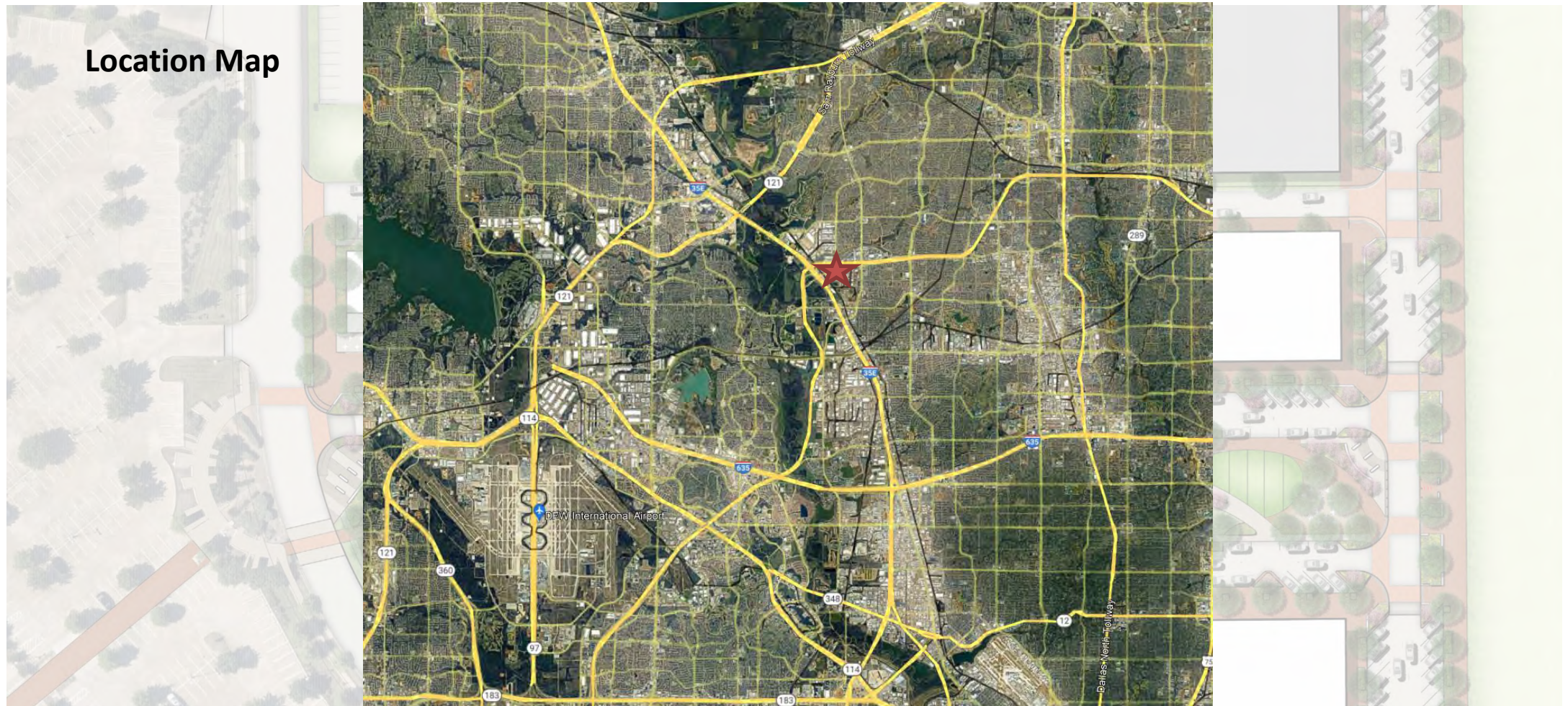




TRINITY MILLS STATION



Location Map



TRINITY MILLS STATION



<https://www.trinitymillsstation.com/>

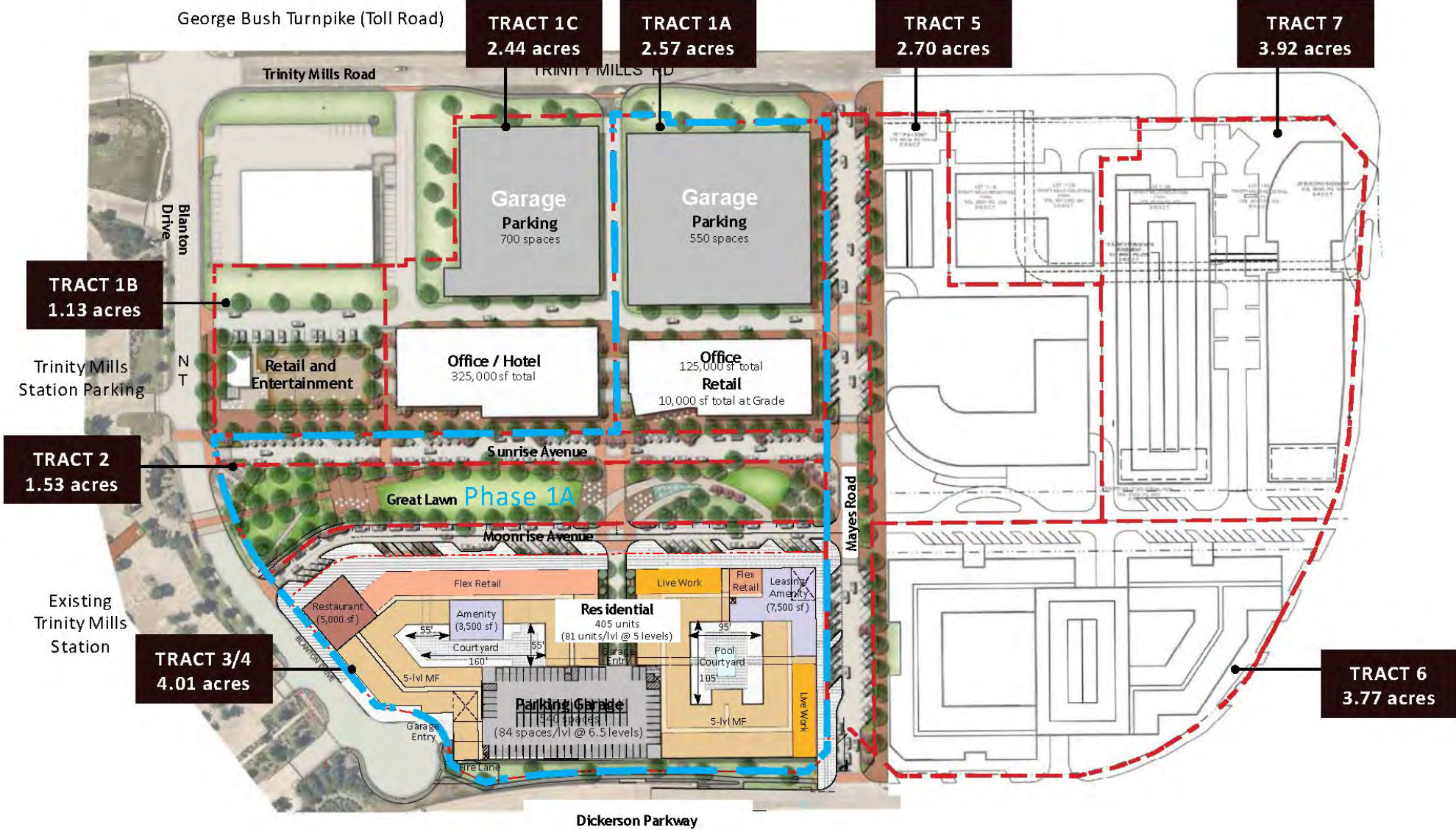




TRINITY MILLS STATION



COMPOSITE MASTER PLAN



ILLUSTRATIVE SDP



MASTER PLAN - AERIAL PERSPECTIVE



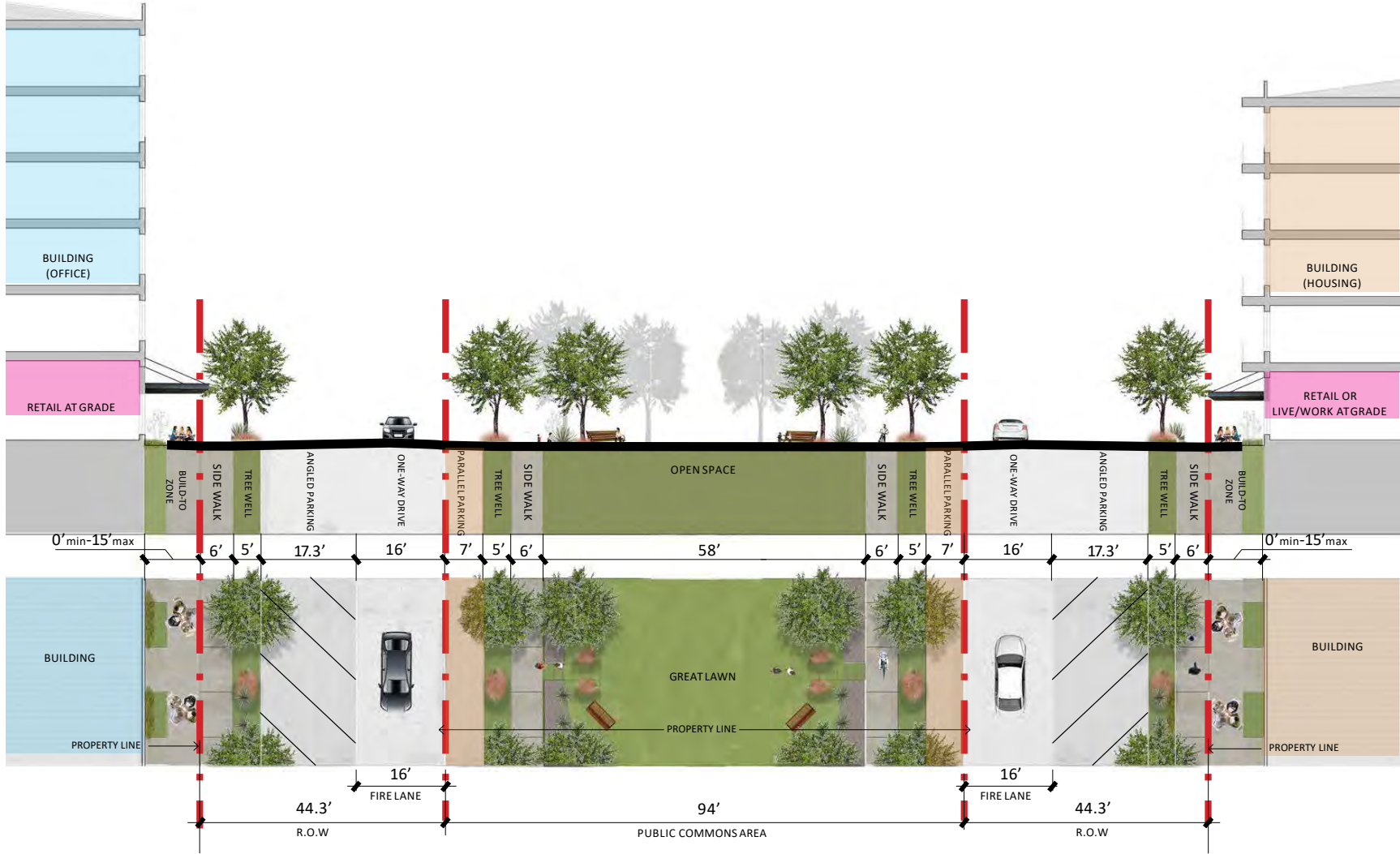
TRINITY MILLS -
DECEMBER 15, 2020



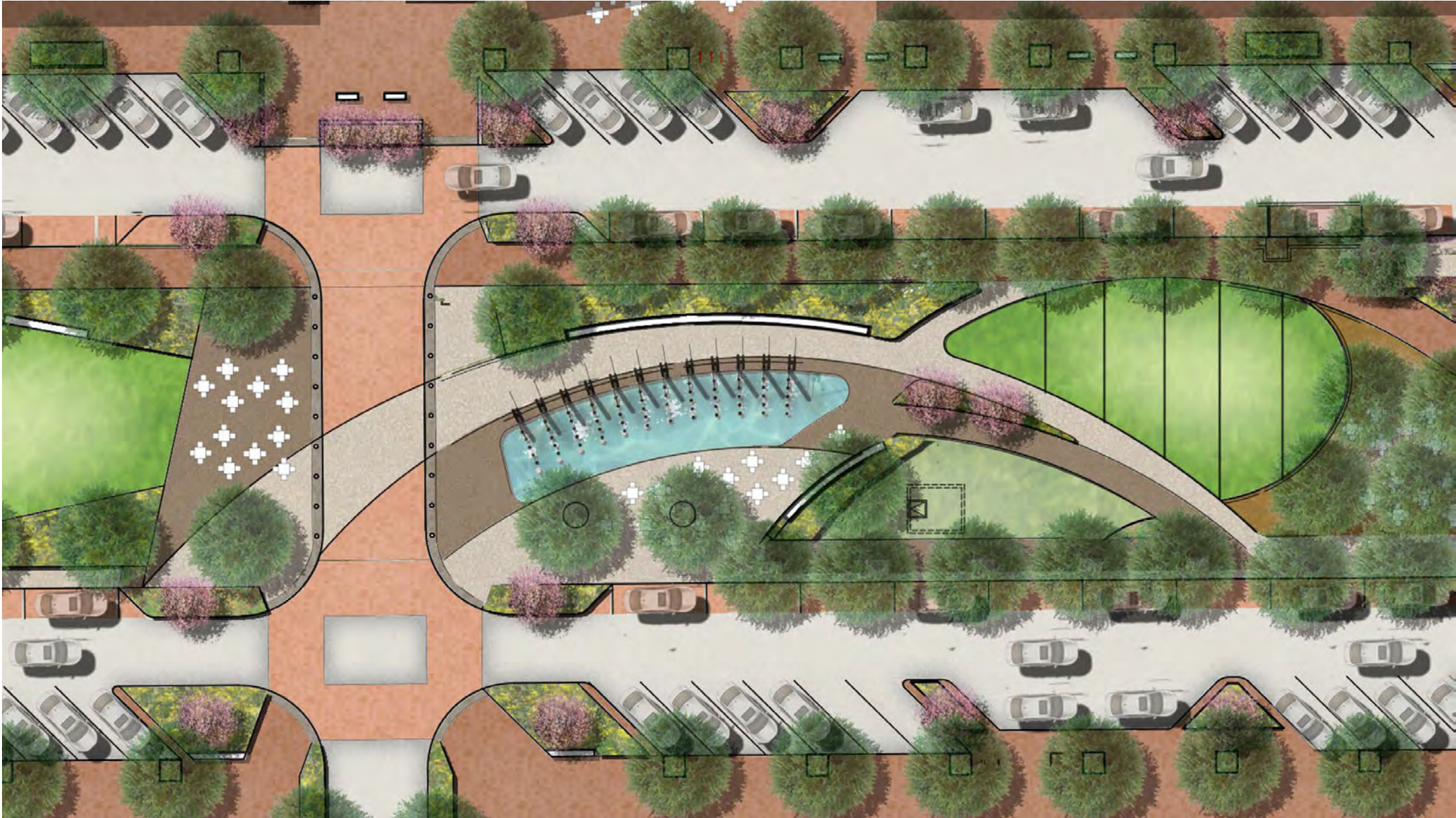
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<small>Copyright © JHP 2020 Not for Regulatory Approval, Permit or Construction. Walker Brian Keith Registered Architect of State of Texas, Registration No. 35609</small>	



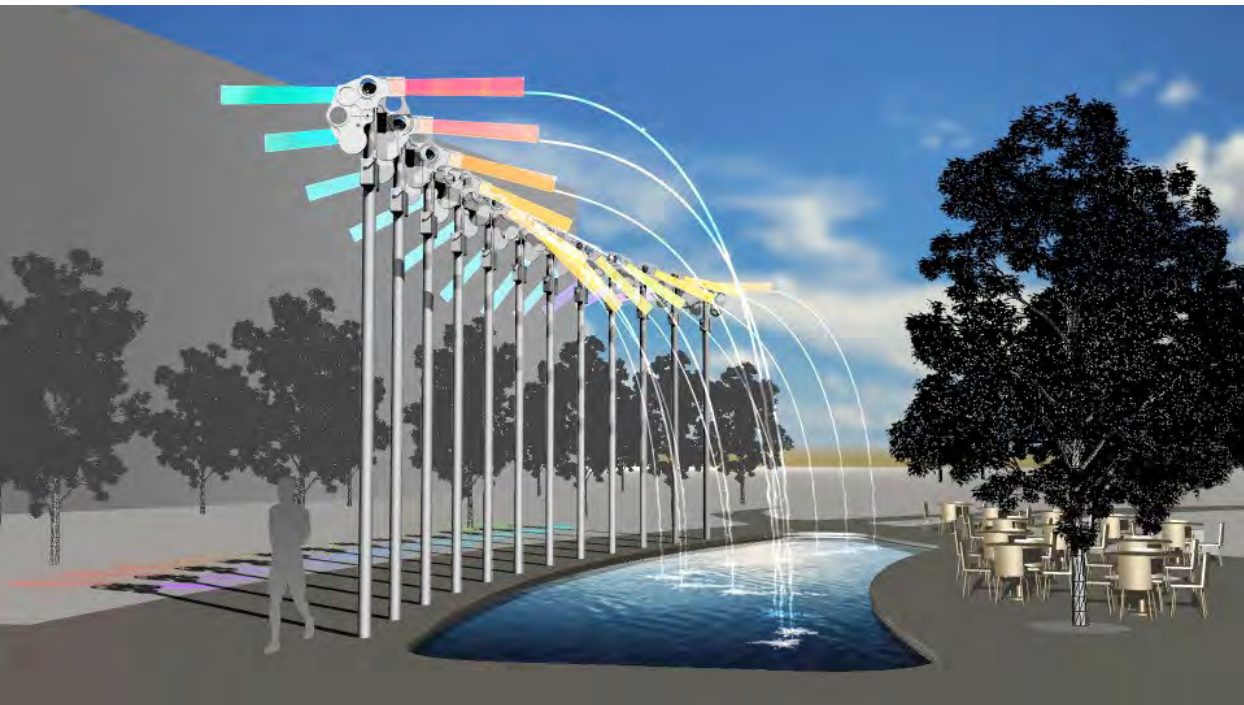
MASTER PLAN - PARK SECTION



MASTER PLAN – ESPLANADE FOUNTAIN



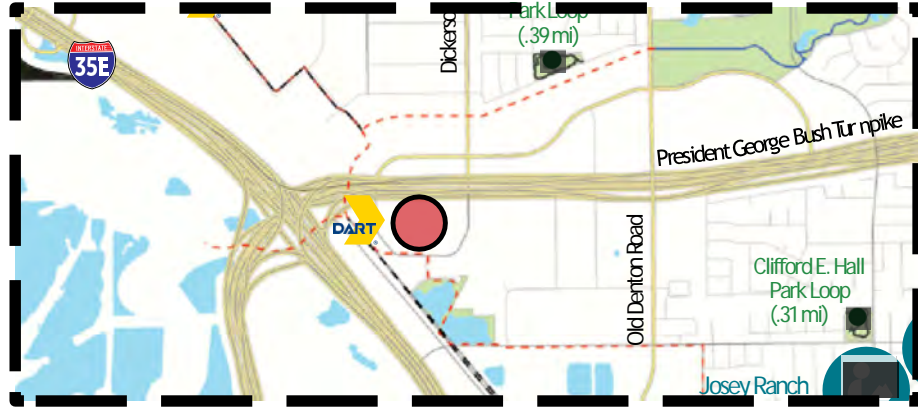
MASTER PLAN – ESPLANADE FOUNTAIN



Recent Construction Update



ADDITIONAL ITEMS: POTENTIAL BIKE FACILITIES / CONNECTIONS

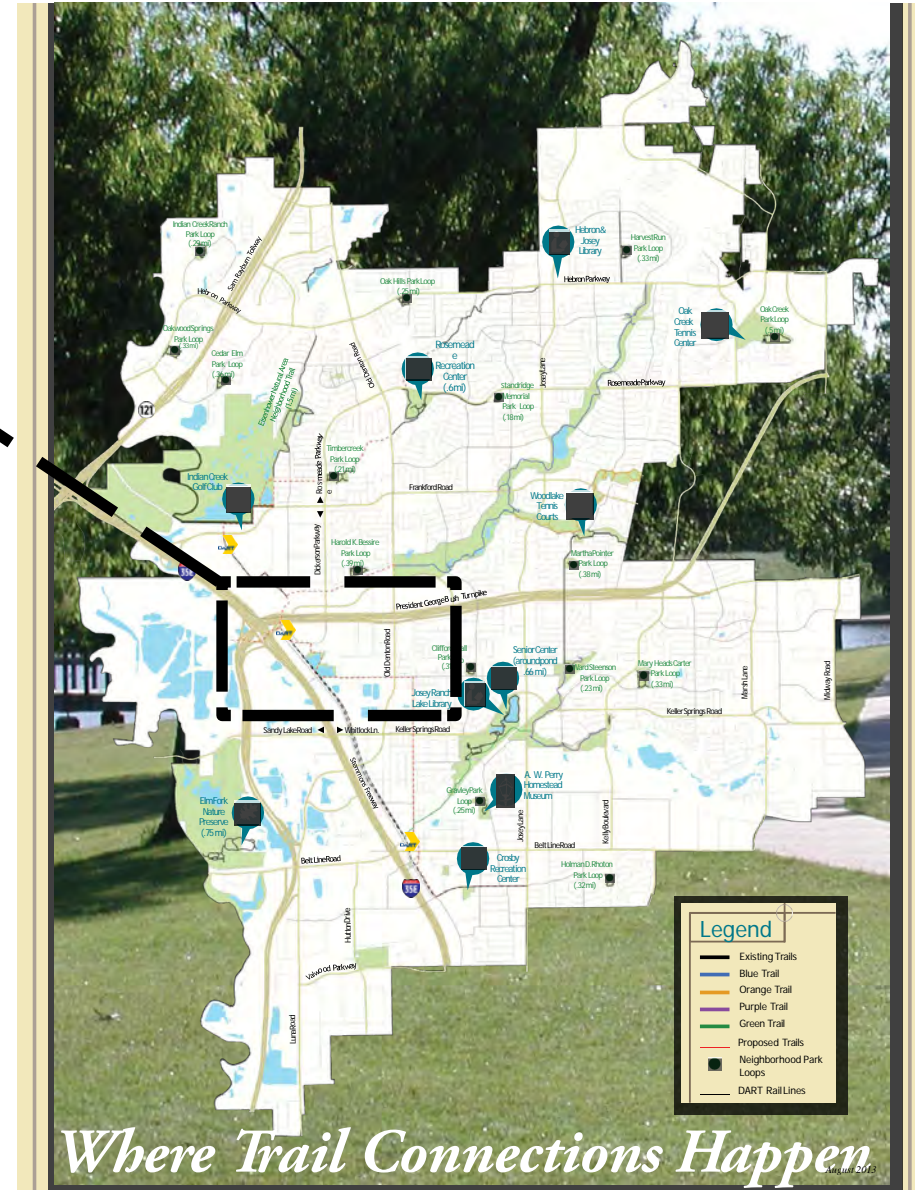


TRINITY MILLS -
DECEMBER 15, 2020



PROPOSED
CITY TRAIL

EXISTING
CITY TRAIL



Where Trail Connections Happen



Phase I Office Rendering





Phase I Office Rendering





Phase I Office Rendering





Phase I Office Rendering





Phase I Office Rendering





Phase I Office Rendering





Future Office Rendering







Expanding Walkable Places in North Texas

Walkable Places – Introduction

- Important to the regional transportation system
- Provides fiscal and health benefits to cities and residents
- Key part of growth in region of 7.9 million people (*12-county NCTCOG Annual Population Estimates May 2022*)
- Growing number of walkable places in recent years

“...vehicle miles traveled can be reduced when single- or multifamily residential areas are within walking or biking distance of locations that provide employment, retail, restaurants, and entertainment.”

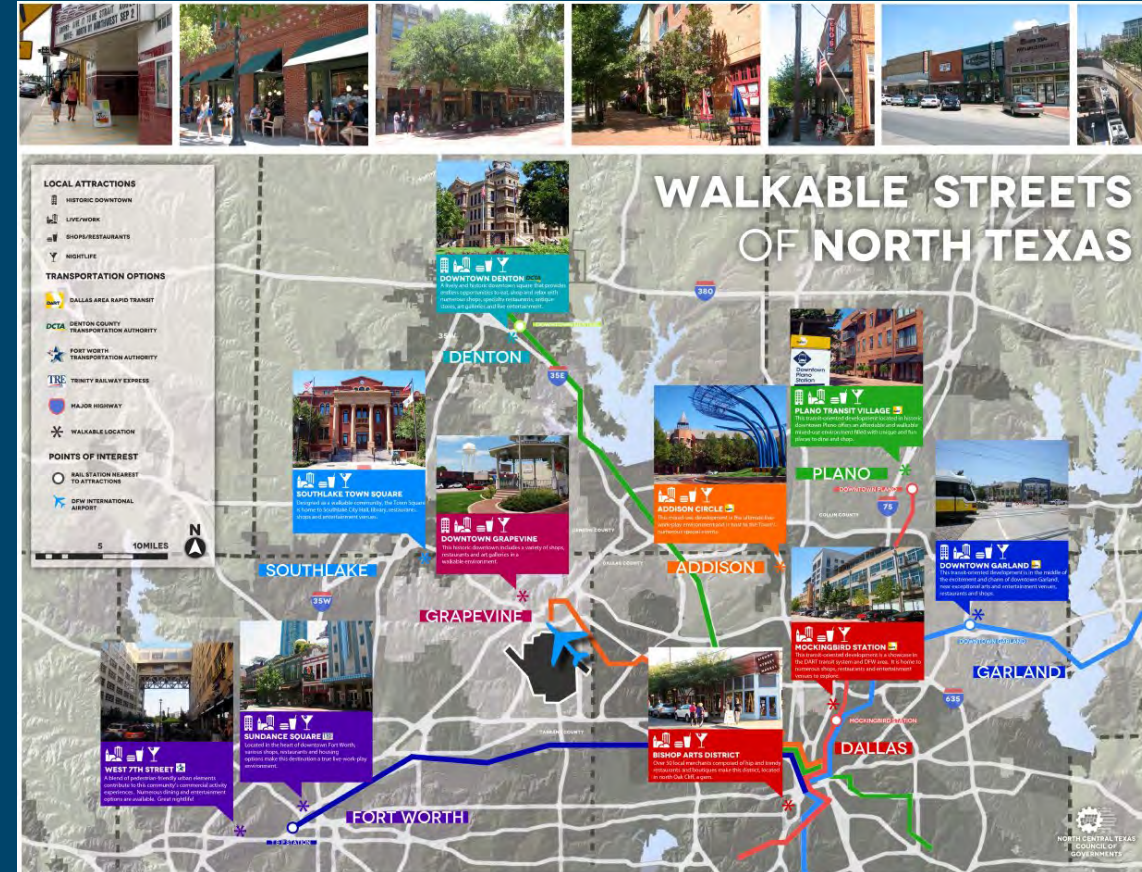
Mobility 2045 Update



Walkable Places – NCTCOG Background

NCTCOG Support Ongoing Support for Walkable Places

- Walkable Places Brochure (~2013)
- [2019 WalkUP Wake-up Call Report with George Washington University](#)
- [Sustainable Development Call for Projects \(SDCFP\)](#)
- [2021 TOD Inventory – walkable development projects at rail stations and design guide](#)



Walkable Places – Draft Definition

Places supporting walking trips through good **design** and a dense mix of uses including connections between commercial and residential land uses.

The design of their buildings, sidewalks, and streets have elements for the safety, comfort, and convenience of pedestrian travel.



Image Source: City of Carrollton



Poll Question

Which best describes your relationship with walkable places in your community?

- Have an existing walkable place(s); no changes in near term
- Have an existing walkable place(s); yes, expanding soon
- Do not have an existing walkable place(s), but planning for/developing new one(s)
- Do not have an existing walkable place(s) and are not planning for them



<https://www.menti.com/5jur9pj1xd>



Draft Mapping Walkable Places

- Build draft Geographic Information Systems (GIS) database of places meeting walkable definition
- Goal is to track region's progress towards and data for analyzing impact of walkability
- 2022 NCTCOG staff manual identification of places
 - Start with 2019 places as part of "WalkUP Wake-up Call"
 - NCTCOG Short trip data
 - [EPA National Walkability Index](#)
 - NCTCOG staff local knowledge and interpretation of satellite imagery
- Get city staff feedback (upcoming slide)
- Focus is on design of places oriented to pedestrians



Draft Mapping Walkable Places

Building form, orientation, and density

- Buildings are pushed up to the street and prioritize centering on corner
- Pedestrian oriented entrances and façades

Mix of uses

- Sidewalk connections between commercial and residential uses
- District is centered on commercial core

Street/sidewalk/transportation context

- Sidewalks are generally wider and connected
- Road designed with pedestrian elements, e.g. safe crossings, streetlights at pedestrian scale



Image Source: Google Streetview



Image Source: Google Streetview



Walkable Urban Places – 2019

The WalkUP Wake-Up Call:

Dallas- Fort Worth

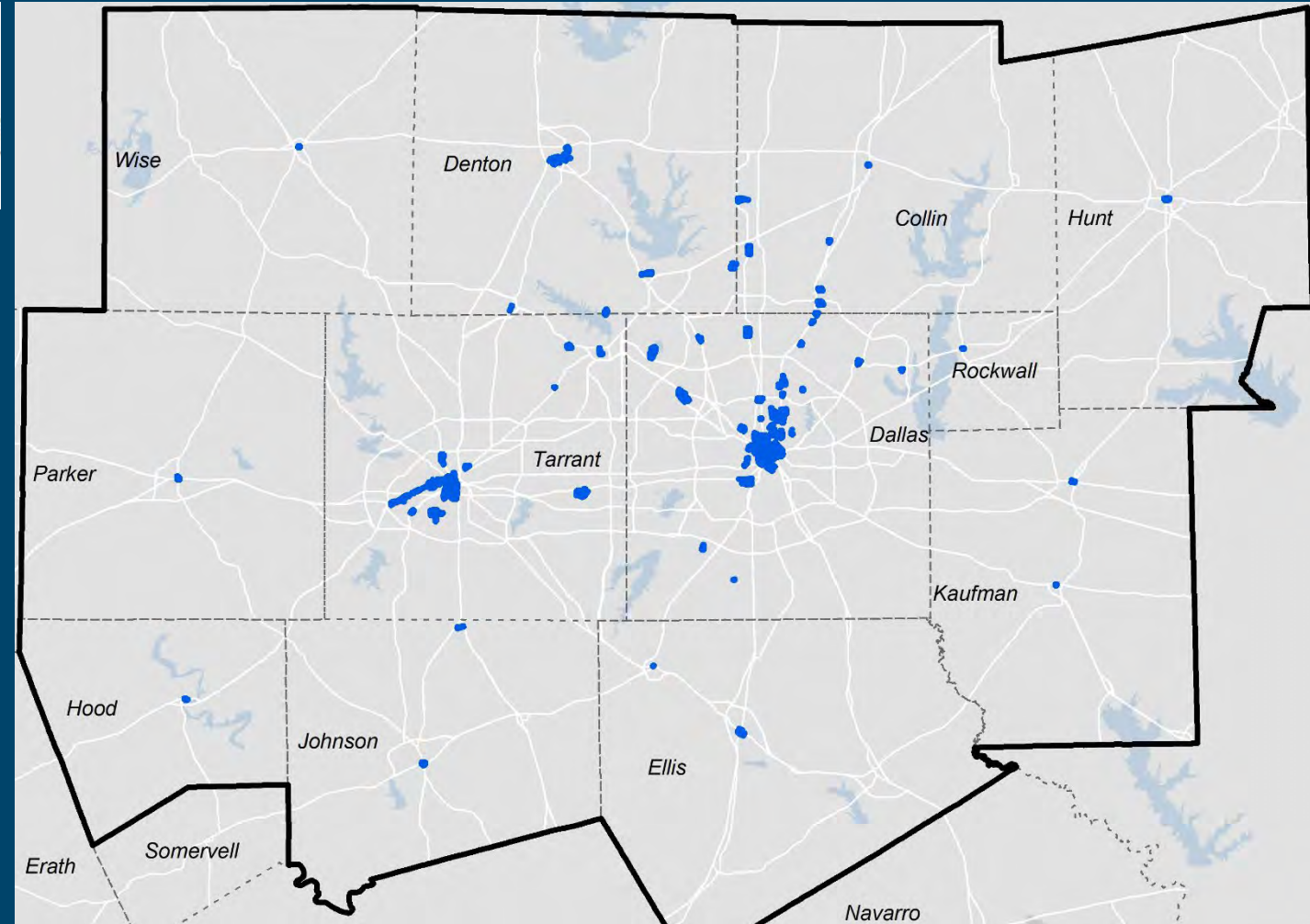
Center for Real Estate
and Urban Analysis

THE GEORGE WASHINGTON UNIVERSITY

Mapping 77 places based on:

- Walk Score
- Intersection density
- TIF/PID boundaries
- Thresholds (1.4 million SQFT office
- OR - 340,000 SQFT retail)
- Staff review and stakeholder
interviews

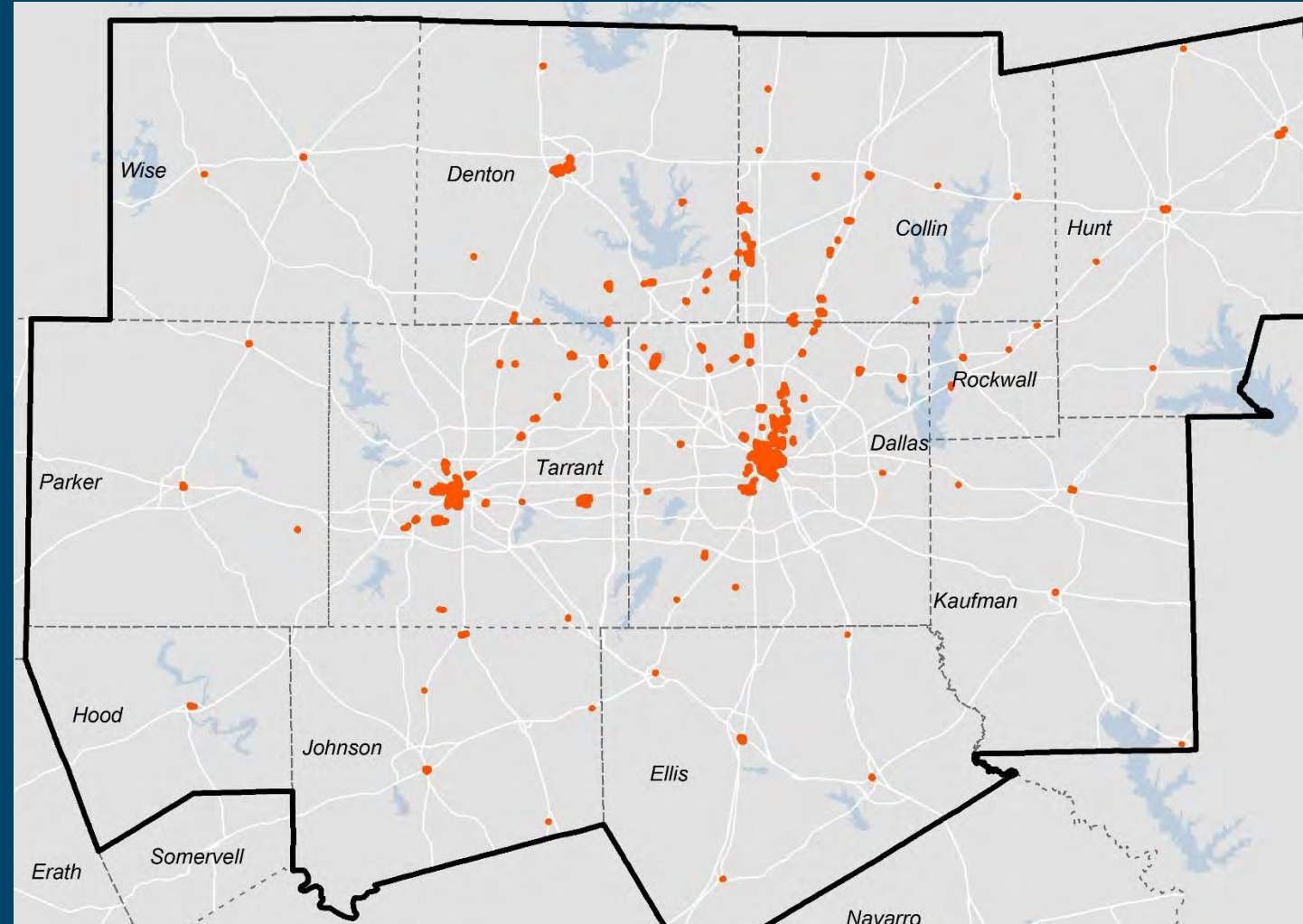
[WalkUP Wake-up Report online](#)



NCTCOG 2022 Walkable Places

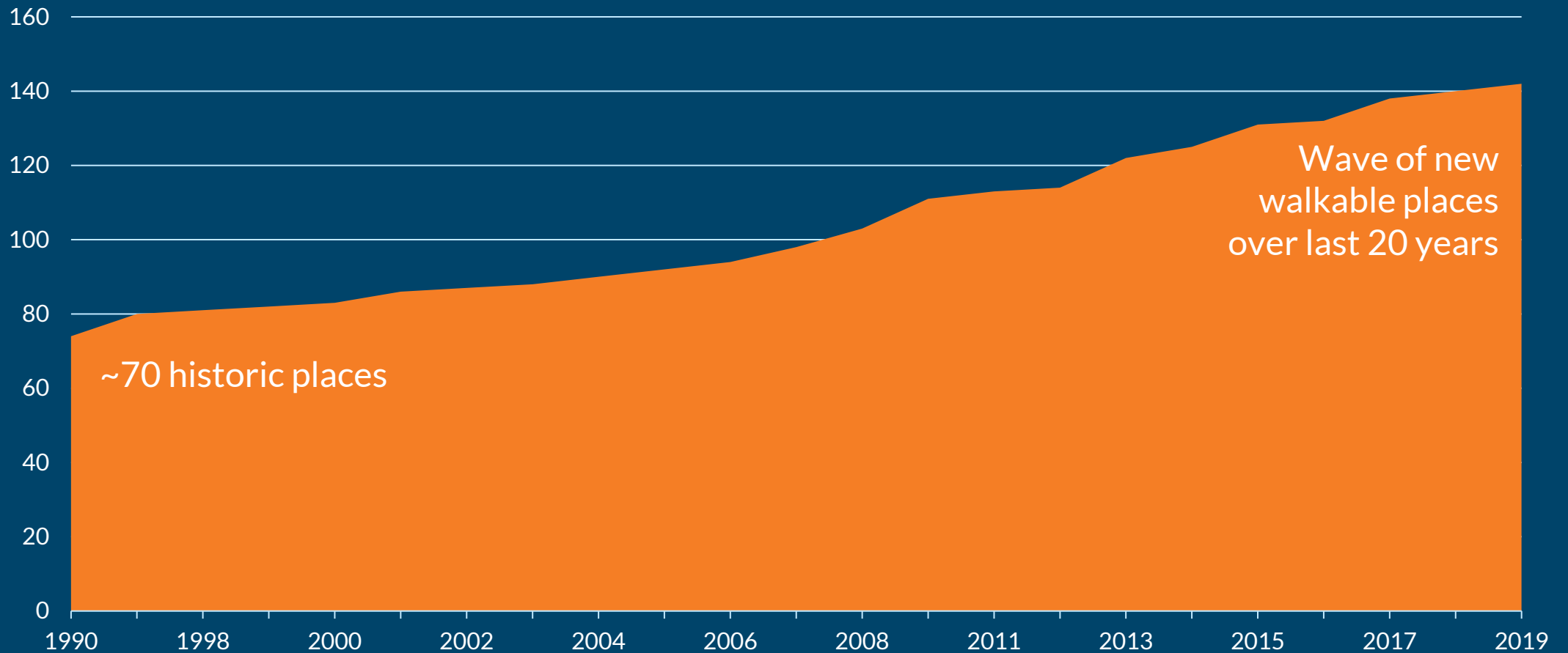
Walkable Places by NCTCOG

- 143 places identified
- Added many historic main street and downtowns, new places, modified 2019 WalkUP Wake-up
- City staff will be asked to provide feedback



Recent Growth of Walkable Places

NCTCOG Estimate: Year of place establishment



Next Steps

- NCTCOG asking for city staff feedback: <https://arcg.is/1W8WCu0>
- Categorization/ Typology of walkable places
 - Context: some more walkable than others
 - Data indicators: size, land use, transportation options
- Creation of public facing materials to help build support for walkability





*Jennette Espinosa
Executive Director
Little Elm EDC*



*Fred Gibbs
Director of
Development Services
Town of Little Elm*



The Town
of
Little Elm





the lakefront

LITTLE ELM

- The Cove
- Retail
- Hotel
- Entertainment Venue
- Programmed Park
- Restaurants
- Urban Living

MARCH 17, 2021

LAKEFRONT DISTRICT AT LITTLE ELM

SCALE 1" = 130'

MULTI-FAMILY

RETAIL / RESTAURANTS

ACTIVITIES

ENTERTAINMENT

HOTEL / EVENT



The District

Palladium Phase II

Amenities Include:

- 324 units
- 2 four story buildings
- wrapped parking garage
- sky bridge
- 12,000 sq ft retail
- loft apartments



Amenities Include:

- Bowling
- Bocce Ball
- Corn Hole
- Axe Throwing
- Ping Pong
- Redemption Arcade
- Shuffleboard
- Full service Restaurant and Bar

Tin Man Social

Total Sq. Ft: 34,864



The Lawn at The Lakefront



Program Items:

- Programmable Open Space & Lawn
- Connections to adjacent Food Trucks and Retail
- Destination playground & Interactive Fountain
- Passive Gathering Spaces
- Performance Pavilion
- Interactive Tower Lighting & Public Art





Amenities Include:

- 75 Rooms
- Meeting Space
- Outdoor Pool
- 4th floor Bar with patio and lake views



THE COVE

AT THE LAKEFRONT™

42,000-square-feet of family fun
Year-Round!!

The only FlowRider™
within a 30 minute radius

PLUS

- 2 fake out water slides
- lazy river
- large play structure
- sprayground





575° Pizzeria



VILLAGE AT LAKEFRONT | SWC E ELDERADO PARKWAY & MAIN STREET, LITTLE ELM, TX 75068





Hurtado Barbecue Co.

100 Hardwicke



Total Leased Sq. Ft: 5,935



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**Little Elm Economic Development Corporation
Town of Little Elm**



Lakefrontlittleelm.com

#lakefrontlittleelm

City of Terrell Downtown Projects Overview

Mike Sims, City Manager



Terrell, Texas

- 1) Founded 1873, 25 minutes to Downtown Dallas on IH20 or US80
- 2) First car trip in Texas was by a Terrell resident, received a car in a train shipment and drove to Dallas
- 3) In the 1920s there was an electric interurban between Dallas and Terrell, furthest east in the system
- 4) Trained 2,000 British Pilots during WWII
- 5) Current population 18,500/ 14,000 jobs
- 6) Retail/employment center of Kaufman County, fastest growing county in the US
- 7) Home to SWCC and TVCC campus and TVCC Health Science Center nursing school

Terrell Downtown Plan 2017

With no historic courthouse how do we “anchor” downtown?

Can we walk from one side of the railroad tracks to the other and have it look like and feel like we are in the same city?

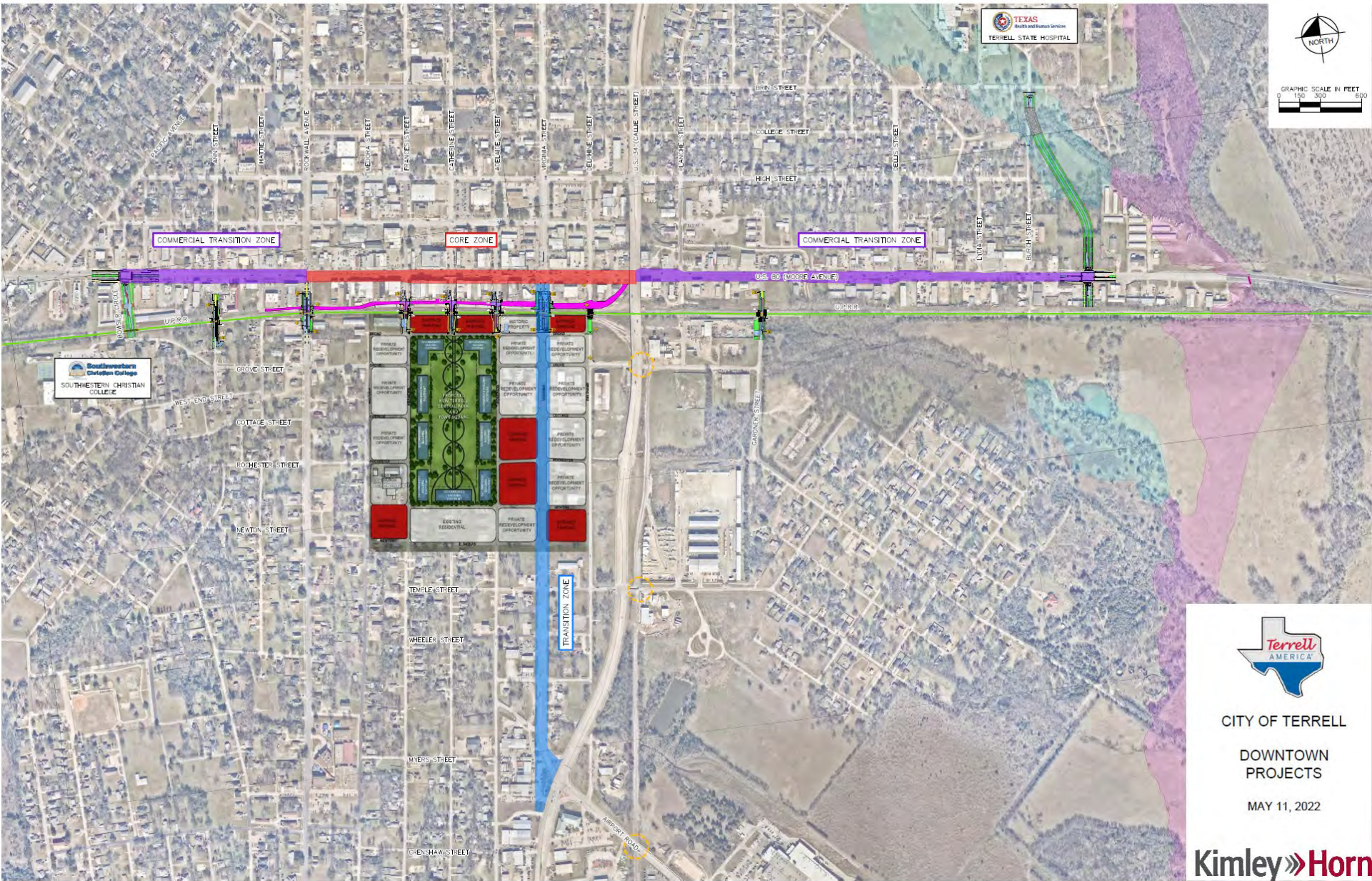
Can we support downtown with a dedicate funding source for capital improvement?



Downtown Projects and Partnerships

- Downtown Plan (TDA, City)
- Water / Sewer / Drainage/ Downtown Rezoning/ Pavement (City)
- Quiet Zones (County, PADIC, City, TXDOT, RTC, UPRR)
- US 80 / Spur 226 Complete Streets (County, PADIC, City, TXDOT, RTC)
- Anderson Building and Griffith Building (City, PADIC, TIRZ, Developer)
- Lyric Building (City, PADIC, Developer)
- British Museum (City, TIRZ, Museum Non-profit)
- South Alley/ South Alley Overhead Utility Lines (City, TIRZ, PADIC)
- Murals (City, PADIC)
- Land assembly for Town Square and Downtown Parking (City/ TIRZ)
- Town square Park / Library / Community Center / Senior Center (City, TIRZ, PADIC, Partnerships)





Southwestern
Christian College

TEXAS
TERRELL STATE HOSPITAL



GRAPHIC SCALE IN FEET
0 150 300 600



CITY OF TERRELL

DOWNTOWN
PROJECTS

MAY 11, 2022

Kimley»Horn

Downtown Quiet Zone Study

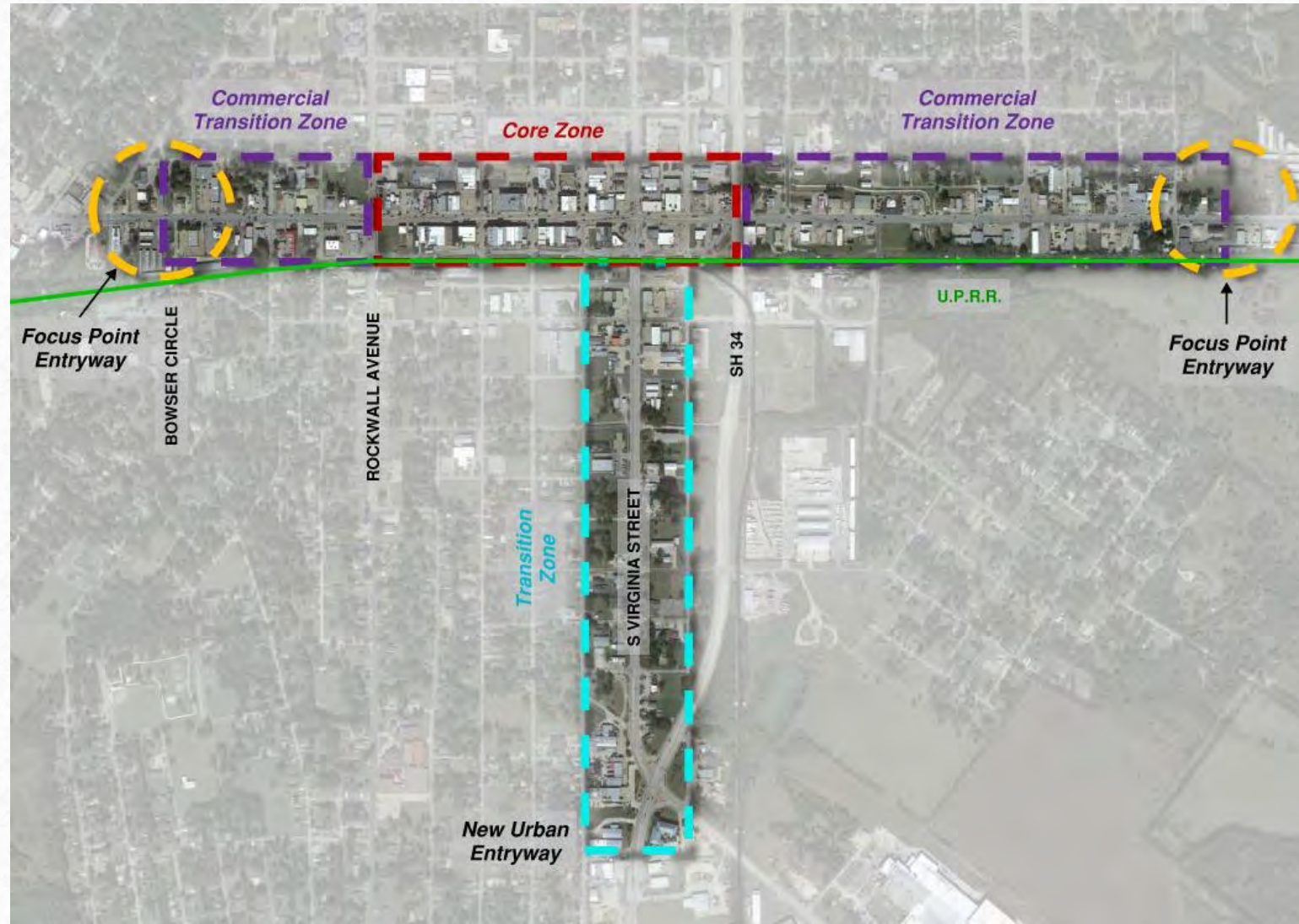
Goal: Evaluate the options for establishing a Quiet Zone in the downtown area

FM 148 to S. Burch Street

Total Project Costs Preliminary Estimate \$12M



Complete Streets – US80 & Spur 226



Complete Streets – Considerations

Ongoing Projects and Efforts, including South Alley and Quiet Zones

Community Engagement and Input

Planned Project Review Committee: PADIC, TxDOT, County, UPRR, and NCTCOG

Engineering: Survey, Environmental, Utilities, Traffic Analysis, etc.

Various Street Options and Considerations (Just US 80 could range from \$15M to \$25M)

1-way couplet

Eliminate left-turn lanes and/or medians

Reduce lane widths and/or remove lanes

Reduce or eliminate parallel parking

Costs, Funding, Grants, etc. Prioritization, Phasing, and Implementation (PADIC \$5M could leverage \$20M Grant)

Complete Streets and Quiet Zones

Next Steps

Kimley Horn Work Scope - \$1M / 12 months / County Bond Reimbursable

Project Review Committee (PADIC, TXDOT, City, RTC)

Community Engagement

Data Collection, Survey

Environmental Review and Franchise Utilities

Traffic Analysis

Conceptual Designs, Options and Cost Estimates

British Museum

CITY OF TERRELL
BRITISH MUSEUM

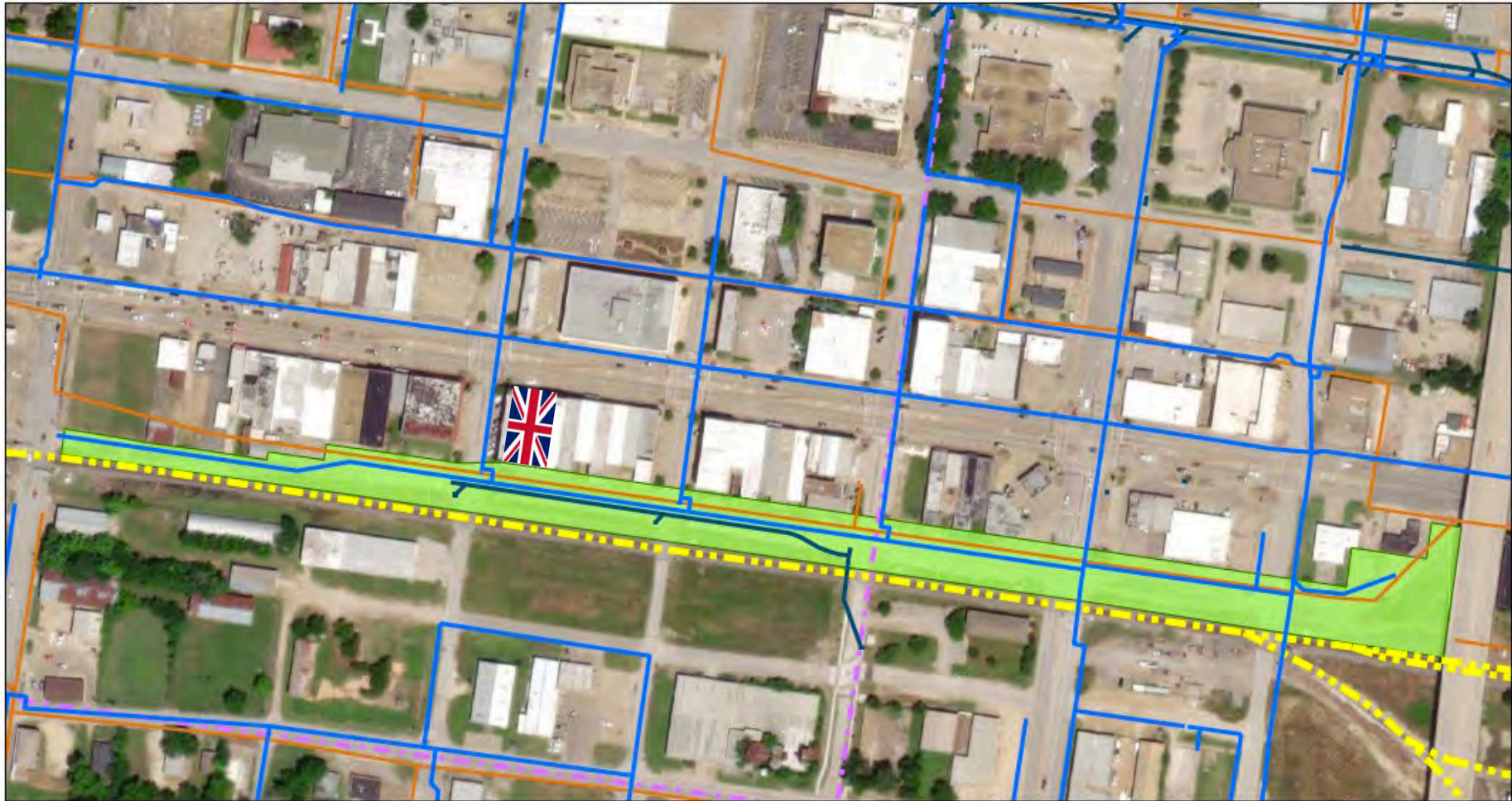


SECTION

NORTH ELEVATION

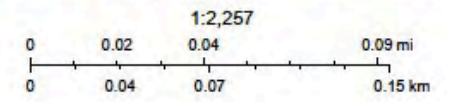
Museum Preliminary Estimate \$5M +
Remove Overhead Electrical
Preliminary Estimate \$3M +
May be advantageous to combine the
projects to achieve savings and
coordination
Will require an extensive construction
staging area nearby
Aiming to be ready to bid in 60-90 days

South Alley Road



May 25, 2021

- WaterMainsTerrell
- SewerMains
- DowntownMarketWalk
- StormSewer
- Railroad
- SouthAlleyArea



Maxar, Microsoft

South Alley Electrical Scope

- Coordinated electrical equipment replacement with Oncor
- Identified locations for new equipment
- City contract to install:
 - Conduit along South Alley roughly between S Frances and S Virginia
 - Address replacement and new connections for electrical service from new Oncor equipment to each business
- Must eliminate overhead electric lines at BFTS Museum for construction

Benefit

- Eliminating other overhead electric lines will improve the safety and market value of impacted buildings as well as the aesthetics of South Alley and properties, plus provide cleaner entrance to future Town Square

Façade Improvement Program

- Initial Capital Plan identifies \$150,000 annually for a Proactive Façade Program
- Staff is already active discussing potential projects with building owners
- The PADIC Board has options and opportunities to make a real difference for Downtown Terrell

Partnership Examples

- Anderson Building
- Griffith Building



The Anderson Building

Griffith Building

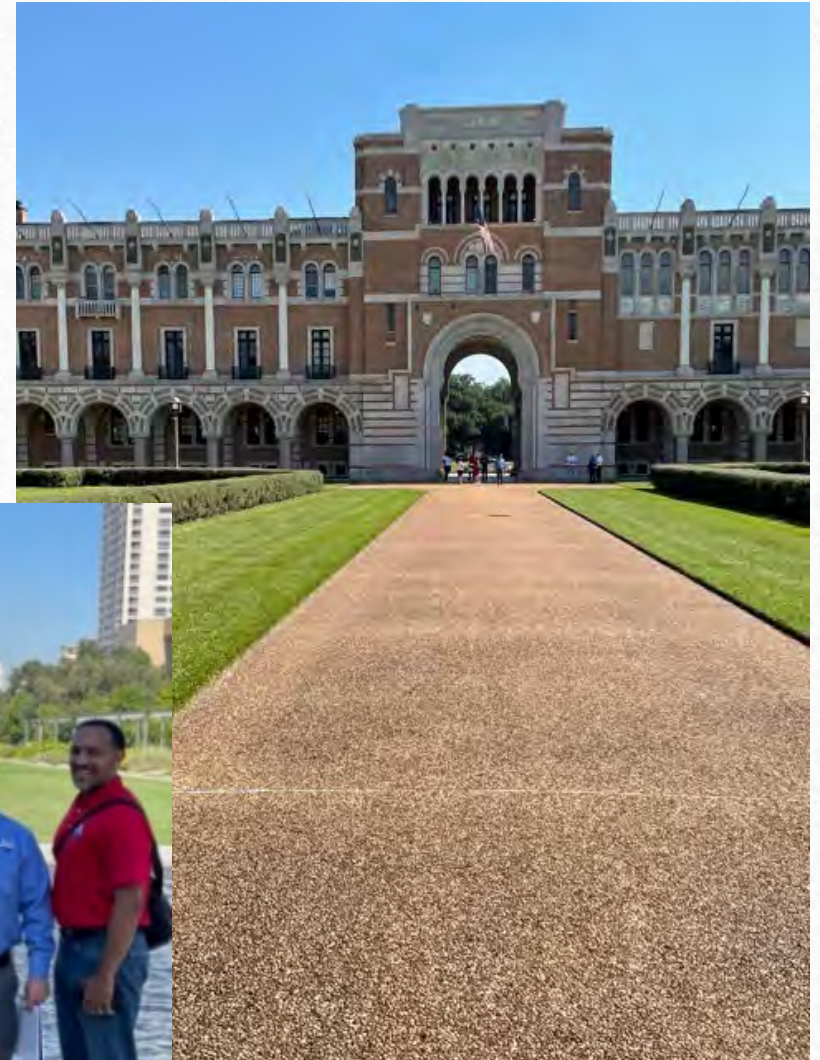


Town Square Concepts

McGovern Centennial Gardens

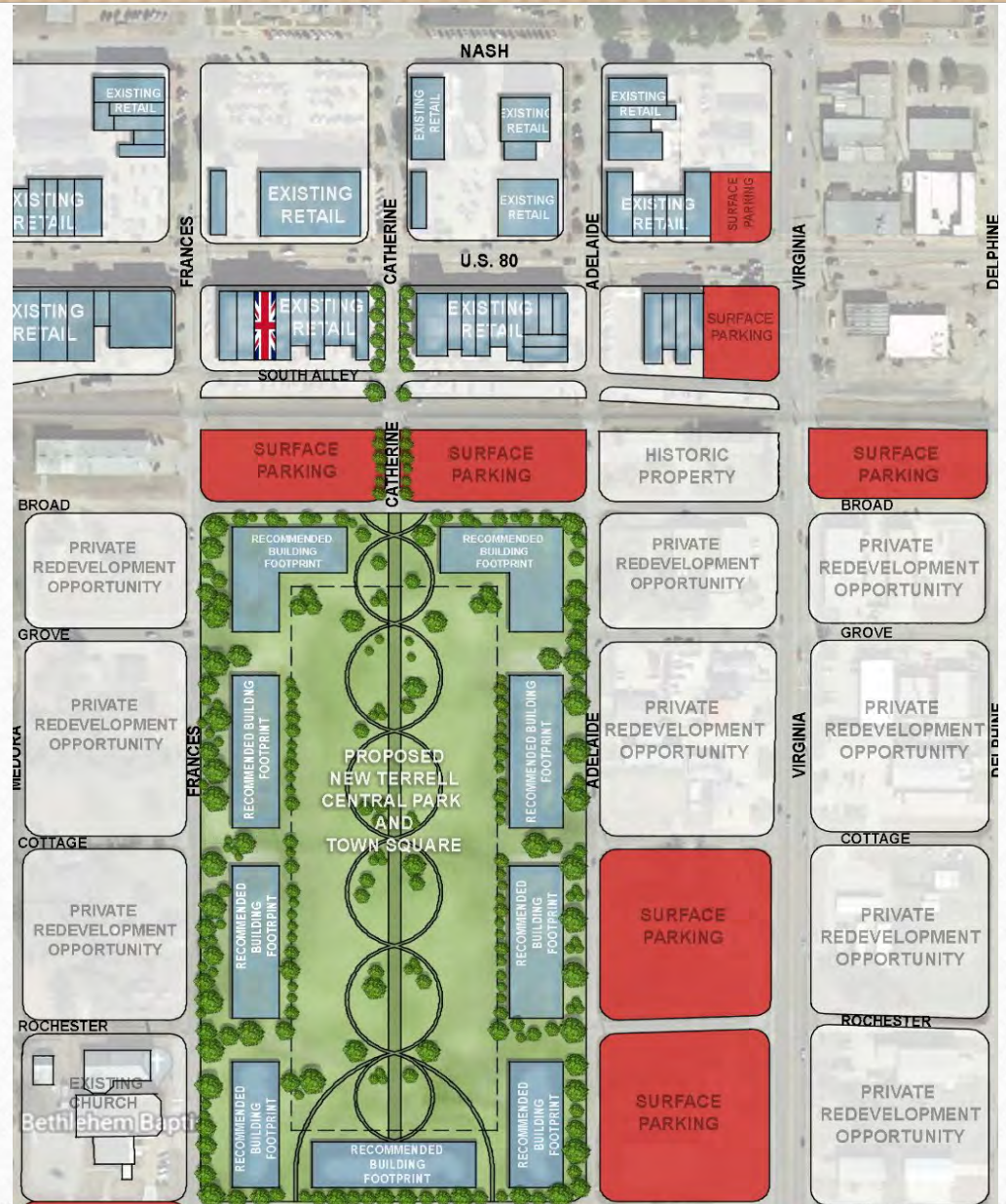
Rice University

Sugarland Town Square



Selected Alternative Proposed Plan

- Provides Large Central park of green (approx. 8 city blocks) with Pedestrian Promenade and framed with Civic Buildings. Catherine is spine of development.
- Private Redevelopment Opportunities/Mixed Use flanking west and east of Town Square
- Virginia Ave flanked with Private Redevelopment Opportunities



What's Next?

Phase One – Initiation (0-5 Years)

- Perform Infrastructure assessment and advance park development schematics
- Define needed infrastructure - \$150K Next Steps Study
- Create standards for Town Square Development
 - Architectural Styles / Developer guidelines
 - Identify Funding Options – public, private, partnerships, grants, etc
- Program/Schematic Design of Library Community Center
- Community outreach and participation

TOWN SQUARE LIBRARY NEXT STEPS

Develop Concept Design

- Site Plan
- Furniture Floor Plans
- Conceptual Design

Create Project Marketing Materials

Overall Cost Estimate for Next Steps Study - \$90K



Strategic Plan Downtown Projects Overview

FY22/ FY23

Community input, planning, establishing partnerships, and land acquisition

FY23/ FY24

Community input, demolition, engineering, securing partnership funding

FY24/ FY25+

Community input, refining engineering, securing partnership funding, borrowing and building core infrastructure

Red Bird Mall Redevelopment

(2020 Real Estate Deal of the Year—Dallas Business Journal)

Walkable Places
(NCTCOG Land Use and Transportation
Task Force)
July 21, 2022

Kevin Spath, AICP, HDFP, EDFP
Assistant Director
Office of Economic Development

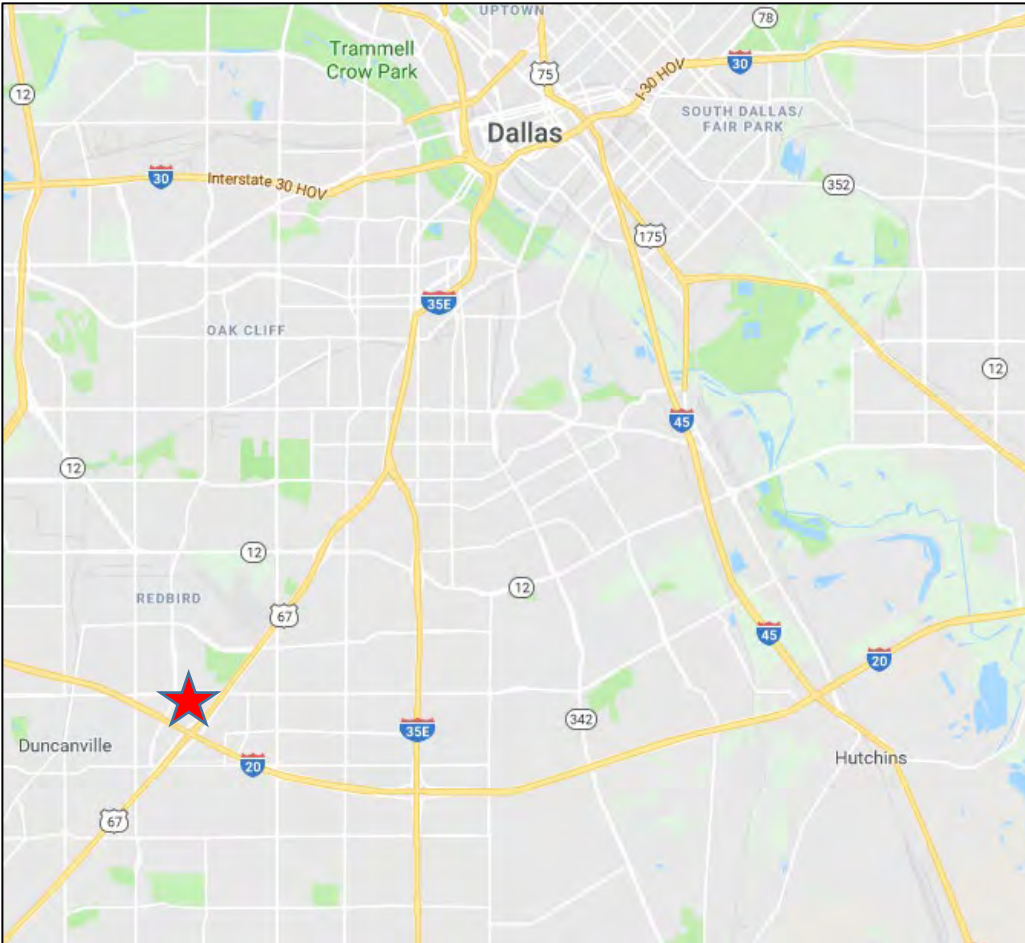
Daniel Church, AICP
Planning Supervisor
Planning and Urban Design Department

Peter Brodsky, Majority Owner
Co-Developer

Terrence Maiden, CEO of Russell Glen
Co-Developer



Background



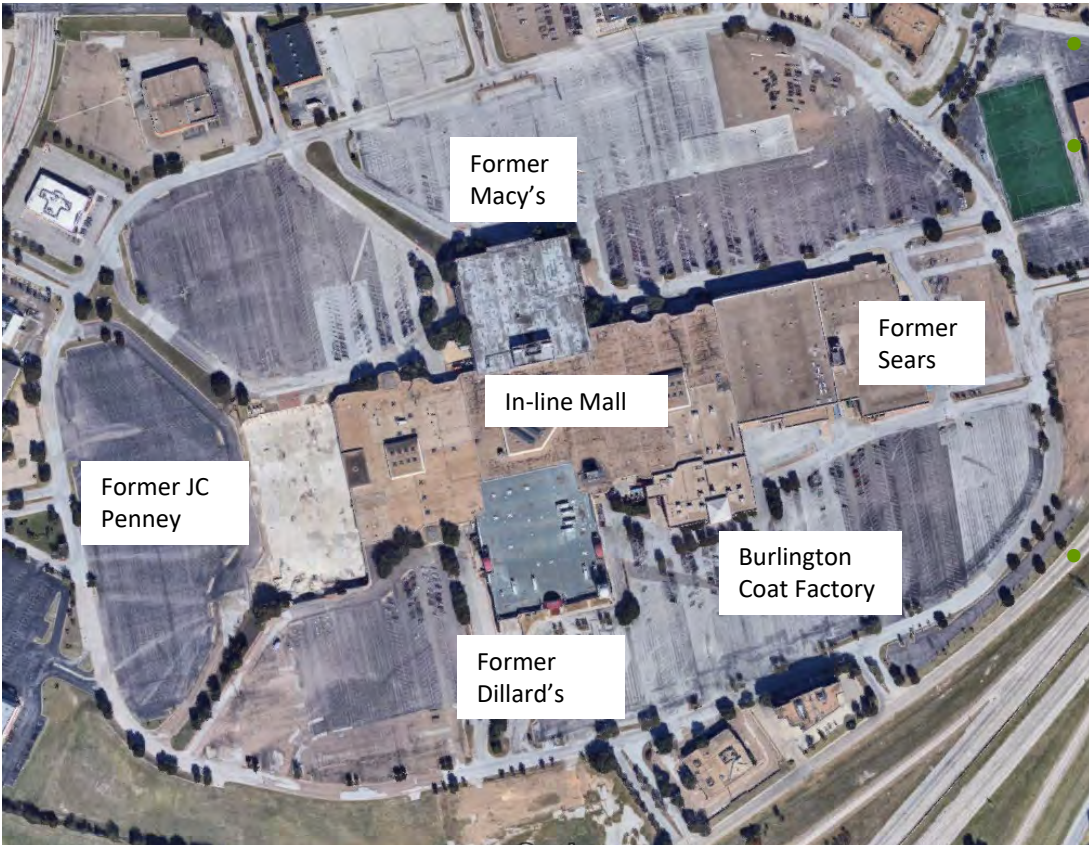
- Located at the northwest corner of US Highway 67 and Interstate 20
- Built in 1975 by DeBartolo Company as Redbird Mall
- Approximately 950,000 SF buildings on 90 acres
- Renamed Southwest Center Mall in 2001 in effort to rebrand facility

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Background

Mall comprised of the in-line mall building and five anchors



Occupied anchors:

- Burlington Coat Factory

Vacant anchors:

- Sears (vacated 2019)
- Former JC Penney (vacated 2001; demolished 2012)
- Former Dillard's (vacated 2006)
- Former Macy's (vacated 2017)

In-line portion of mall:

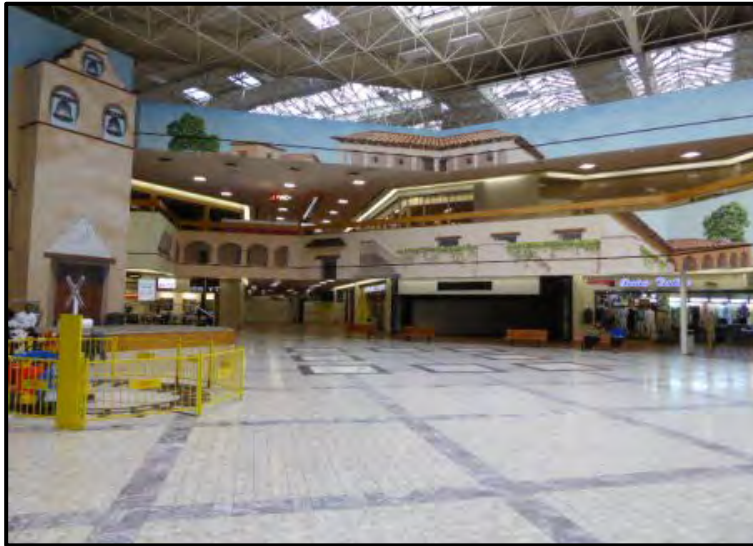
- 341,251 building square feet
- Approximately 65% occupied in 2018

84

Background

Existing conditions in the recent past:

- Vacant land and buildings
- Deteriorated site and structures
- Lack of green space
- Inadequate sidewalk & street layout



85

Background



- 2009: the Mayor's Southern Dallas Task Force (Southwest Oak Cliff Work Team) identified redevelopment of the mall as their top priority.
- An Advisory Services Panel from Urban Land Institute (ULI) spent five days in Dallas examining the mall, and issued in a written report in October 2009 finding three main issues:
 - **WEAK MARKET:** The market is too weak to justify private investment without public investment.
 - **DIVIDED OWNERSHIP:** Fragmented site ownership makes redevelopment challenging.
 - **LACK OF VISION:** There is no clear vision or comprehensive redevelopment plan for the area.

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Background

The ULI Panel recommended that the City take the following actions:

1. Play an active role in recruitment of investors/developers.
2. Play an active role in land assembly to consolidate ownership and gain control of the site.
3. Assure existing anchors of City's interest in site redevelopment.
4. Establish a TIF district to support long-term public investment in site redevelopment.
5. Articulate a community-based vision and redevelopment plan.

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Background

In the years following the ULI study, the City took a number of actions, including:

- Mayor Rawlings launched GrowSouth Initiative in 2012, representing a comprehensive strategy for economic development in southern Dallas, with the RedBird Mall area identified as a core investment area.
- City created Mall Area Redevelopment TIF District in 2014, which signaled a critical step in the process of attracting viable development partners, stimulating private investment, and leveraging other capital sources.
- City took an active role in recruitment of investors/developers.
- City took an active role in land assembly to consolidate ownership and gain control of the site.

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Project History

- In late 2015, there was an opportunity to begin to consolidate the fragmented property ownership when a portion of the mall was put up for auction by the previous owner, and the City began negotiating a possible public/private partnership with Peter Brodsky as the prospective bidder.
- Peter Brodsky won the bid, risking significant personal capital to purchase a substantial portion of the mall.
- In January 2016, City Council authorized a Chapter 380 grant agreement in the amount of \$2.4 million to assist with property assembly/acquisition and to jumpstart redevelopment of the mall (in exchange for \$15 million private investment and secured by a performance deed of trust on collateral property--the former Dillard's and former JC Penney properties).

89



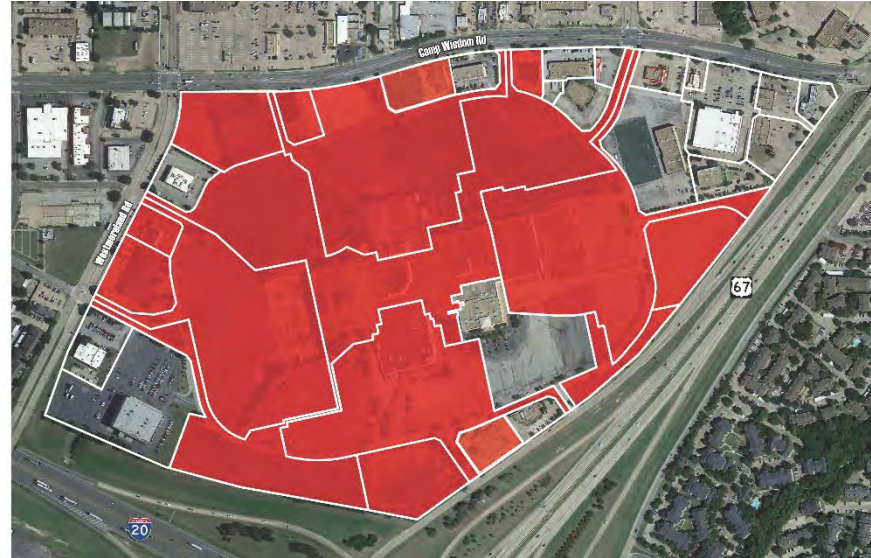
Project History

Prior to 2015



Ownership fragmentation

Since 2015



Ownership consolidation

Project History

Between 2016-2018, the Developer:

- acquired and assembled more properties
- analyzed market feasibility
- explored preliminary redevelopment concepts and configurations
- conducted extensive community engagement
- assembled an experienced development team
- completed engineering studies and cost estimates
- negotiated with existing anchors and tenants and marketed the development to prospective new tenants (grocers, hotels, apartment developers, office users, retailers, restaurants)
- rebranded the mall as Red Bird



November 2017 groundbreaking for the development of a new Starbucks Community Cafe

REIMAGINE
RedBird

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Project History

- In late 2017, the Developer came forward with a proposed redevelopment project to update the mall into a more contemporary and relevant mixed-use development with high-quality options for shopping, dining, living, and entertainment for southern Dallas citizens.
- Plans included **renovations, reconfigurations, and repurposing** some of the existing mall structures into:
 - Class A office space
 - medical office space
 - retail
- Plans also included:
 - **selective demolition**
 - **new construction** of new retail, restaurant, and entertainment options
 - establishment of a **new 1-acre green space**
 - **disaggregation of site into walkable blocks**
 - preparation of sites for sale to apartment and hotel developers

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Project History



REMOVE EXISTING CANOPY
REMOVE EXISTING VESTIBULE



* EXISTING BUILDING TO BE PARTIALLY DEMOLISHED



NEW GLASS ENTRY TOWER
STOREFRONT & VESTIBULE
NEW CANOPY
PAINTED EXTERIOR FACADE
NEW ENHANCED LANDSCAPE & HARDSCAPE AS NEEDED
*RETAIN AND REUSE STRUCTURE AS NEEDED

SCOPE 2 (LANDSCAPE & HARDSCAPE) OMNIPLAN RENOVATION ENTRY NO. 3



PAINTED EXTERIOR
NEW EXTERIOR WEST FACADE
PROPOSED STOREFRONT ENTRY VESTIBULE
NEW LANDSCAPE & HARDSCAPE AS NEEDED
NEW EXTERIOR FACADE ON WEST OF DEMOLISHED MALL SECTION
*RETAIN AND REUSE STRUCTURE AS NEEDED

SCOPE 2 (LANDSCAPE & HARDSCAPE) OMNIPLAN RENOVATION ENTRY NO. 3

Project History

In June 2018, City Council authorized the following to support the Project:

- 1) conditional grant agreement for \$10 million (2006; 2012; 2017 GO bond funds)
- 2) 15-year interest-only loan agreement for \$12 million (Public/Private Partnership Fund)
- 3) development agreement for \$15.6 million in tax increment funding from the Mall Area Redevelopment TIF District
- 4) an assignment of all tax increment payable under the development agreement back to the City of Dallas
- 5) an amendment to the 2016 Chapter 380 grant agreement to extend all dates in the agreement by 18 months
- 6) a loan payment guarantee agreement from the parent company controlled by Brodsky family

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Project History

- In February 2019, all agreements were executed
- In March 2019, the City and the community celebrated a groundbreaking event for Reimagine RedBird



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Economic and Neighborhood Vitality



City of Dallas

Project History

January 2020, City Council authorized:

- 1) a New Markets Tax Credit transaction between the Dallas Development Fund, Capital One, and Developer for improvements within the Red Bird Mall Redevelopment Project (to generate approximately \$2.8 million in outside equity)
- 2) a second amendment to the 2016 Chapter 380 Grant Agreement, a first amendment to the 2018 TIF/Chapter 380 Agreement

May 2020, City Council authorized:

- 1) a third amendment to the 2016 Chapter 380 Agreement and a second amendment to the 2018 TIF/Chapter 380 Agreement to:
 - (a) increase the amount of the 2018 Chapter 380 conditional grant by \$3,000,000 in bond funds;
 - (b) remove the requirement that the Developer make any Distributable Cash Payments to the City *pari passu* with distributions of cash flow to the Project's equity investors; and
 - (c) increase the minimum Investment Requirement for the Project by \$14,000,000;
- 2) placement of a deed of trust in favor of the City on the former Sears property

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Project History

April 2021, City of Dallas Office of Economic Development:

- facilitated a Property Assessed Clean Energy (PACE) financing transaction through the City of Dallas PACE Program for the Developer to secure a \$3,350,000 loan from Twain Community Partners for lighting, plumbing, and HVAC improvements needed to modernize the in-line portion of the Mall.

May 2021, at the request of the Developer, the Director of the Office of Economic Development:

- administratively approved (pursuant to City Council Resolution No. 20-0734) 12-month extensions of all material dates and deadlines in the 2016 Chapter 380 Agreement and 2018 TIF/Chapter 380 Agreement as a result of the impact of COVID-19 on the development, construction, tenanting, and financing of the Project.

June 2021, City Council authorized:

- a fourth amendment to the 2016 Chapter 380 Agreement and a third amendment to the 2018 TIF/Chapter 380 Agreement.

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Project History – Progress

Retail

- Starbucks
 - Lease: 10 years; signed in May 2017
 - Premises: 2,500 sf
 - Construction: New construction of free standing building at 3650 W. Camp Wisdom Road
 - Opening: December 2018

- Foot Locker Concepts
 - Lease: 10 years; signed in March 2019
 - Premises: 20,493 sf
 - Construction: New construction of free standing building at 3450 W. Camp Wisdom Road
 - Opening: May 2020

- Frost Bank
 - Lease: 10 years; signed in June 2019
 - Premises: 3,000 sf
 - Construction: Renovation of end cap of a 12,000 sf free standing building 3704 W. Camp Wisdom Road
 - Opening: March 2021

- Miscellaneous
 - New leases/lease renewals inside main mall with small, locally owned retail businesses
 - Working active LOIs with dentist, restaurants, gym/fitness center

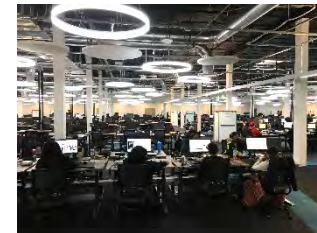


Project History – Progress

Office

- Dallas Entrepreneur Center
 - Lease: 5 years; signed in 2018
 - Premises: 7,130 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom Road (main mall)
 - Opening: September 2018
- Jarvis Christian College
 - Lease: 3 years; signed 2018
 - Premises: 6,018 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom Road (main mall)
 - Opening: July 2019
- Workforce Solutions
 - Lease: 10 years; signed May 2019
 - Premises: 30,000 sf
 - Construction: Renovation of first floor of 3560 W. Camp Wisdom Road (former Dillard's)
 - Opening: February 2020
- Chime Solutions
 - Lease: 7 years; signed June 2019 (3.5 years added to lease January 2021)
 - Premises: 52,856 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom Road (main mall)
 - Opening: October 2019

 - Lease for Expansion: 10.5 years; signed January 2021
 - Expansion Premises: 33,831 sf
 - Construction: Renovation of second floor of 3662 W. Camp Wisdom (main mall)
 - Opening: Expected September 2022



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Project History – Progress

Medical

- Parkland Hospital Clinic
 - Lease: 15 years; signed September 2019
 - Premises: 43,000 sf
 - Construction: Renovation of first floor of 3560 W. Camp Wisdom Road (former Dillard's)
 - Opening: August 2021

- UT Southwestern Medical Center
 - Lease: 15 years; signed December 2019
 - Premises: 150,000 sf
 - Construction: Renovation of 3450 W. Camp Wisdom Road (former Sears)
 - UT Southwestern Medical Center will be on the first floor
 - Children's Health Center will be on the second floor
 - Opening: Expected August 2022



Project History – Progress

Residential

- Palladium Red Bird Apartments
 - Developer made horizontal improvements necessary to get 6.1-acre site shovel-ready for the vertical developer (Palladium Redbird LP)
 - Developer executed Purchase and Sale Agreement (PSA) with Palladium Redbird LP
 - At closing, Palladium Redbird LP assigned the PSA to the Dallas Housing Finance Corp (DHFC)
 - DHFC purchased the land for \$1.25 million and ground leased it back to Palladium Redbird LP to build/operate the apartments
 - New construction of 300 units of Class A apartments
 - 70% (210 units) affordable (at/below 60% area median income) and 30% (90 units) market rate
 - Opening: April 2021



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Economic and Neighborhood Vitality



City of Dallas

Project History – Progress

Hotel

- Courtyard and Residence Inn by Marriott Hotel
- Developer: Atlantic Hotels Group
- 5-story, 164 room dual-branded, select-service and extended-stay lodging facility consisting of approximately 117,320 gross square feet of hotel and shared common space on 4.9 acres
- breakfast dining area and a bar
- approximately 4,508 square feet of ballroom/indoor meeting space
- approximately 4,894 square feet of outdoor event space
- outdoor pool, patio, and barbeque area
- fitness room; lobby workstations; market pantry; guest laundry room; necessary back-of-house
- total project cost estimated \$31.5 million
- City TIF development and Chapter 380 grant agreement (\$3.3 million)
- start construction by end of 2022
- estimated opening 2024



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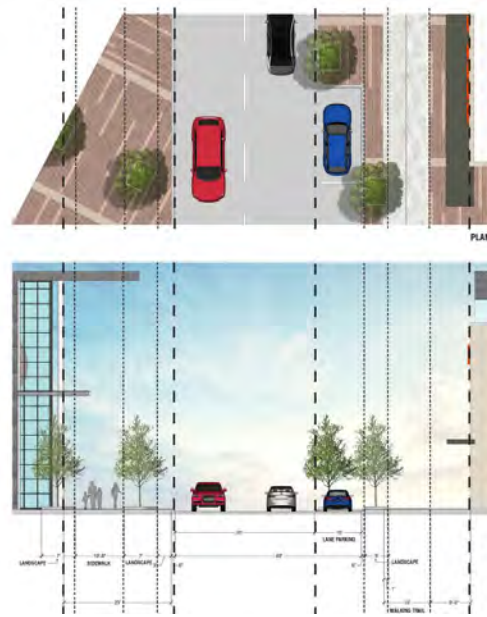
Economic and Neighborhood Vitality

Urban Design



Urban Design

- As a part of the agreement, certain design standards for internal street design were included to ensure enhanced walkability and connectivity
- 2018: City's Urban Design Peer Review Panel provided initial feedback on the overall site plan, including desire for a flexible illustrative vision framework, greening of parking areas, on-site open space, and the inclusion of an on-site walking trail
- purpose is to allow for flexibility based on tenant and design needs, with the goal of staying closely aligned to the long-term development vision for the site.



Urban Design

- As required in the agreement, all new construction or renovations receiving incentive funding are required to go through the City's Urban Design Peer Review Panel process
- The Panel has reviewed Redbird projects four times in the last four years.
 1. Overall site | March 2018
 2. Palladium Apts | February 2019
 3. UTSW | August 2020
 4. Redbird Hotel | June 2021



Urban Design



Economic and Neighborhood Vitality



Challenges

- Site grades
- Existing utility upgrades+ maintenance of existing ring road
- Creating a walkable internal network of streets
- Pedestrian loop trail
- Incremental infill
- Improving access to DART bus stops off the property along Westmoreland and Camp Wisdom
- Zoning challenges (MF-2)
- Market perceptions
- Financing
- COVID



Red Bird Mall Redevelopment

(2020 Real Estate Deal of the Year—Dallas Business Journal)

Walkable Places
(NCTCOG Land Use and Transportation
Task Force)
July 21, 2022

Kevin Spath, AICP, HDFP, EDFP
Assistant Director
Office of Economic Development

Daniel Church
Planning Supervisor
Planning and Urban Design Department

Peter Brodsky, Majority Owner
Co-Developer

Terrence Maiden, CEO of Russell Glen
Co-Developer



A blue-tinted photograph of a city street scene. In the foreground, two women are walking from left to right. The woman in front is wearing a dark dress and carrying a bag. The woman behind her is also in a dark dress and carrying a bag. In the background, there are buildings, trees, and other pedestrians. A sign for 'PATRIZIO' is visible on a building to the right. The overall scene is a busy urban environment.

Announcements



Transportation Alternatives Set-Aside Program

2022 Call for Projects
for the North Central Texas Region

Land Use-Transportation Task Force

July 21, 2022



Eligible Project Activities

May include:

- Shared-Use Paths (Trails)
- On-Street Bikeways
- Sidewalks, Crosswalks, Curb Ramps
- Pedestrian and Bicycle Safety Countermeasures and Technology
- Protected Intersections
- Education Activities for Safe Routes to School Projects



Application Categories

- **Active Transportation**
 - Primarily focused on shared-use paths (trails) and on-street bikeways
- **Safe Routes to School**
 - Primarily focused on pedestrian improvements within 2 miles of a school
- **Safe Routes to Rail**
 - Primarily focused on pedestrian improvements within one half mile of a rail station
- **Safety and Technology**
 - Primarily focused on a safety treatment or technology solution



Safe Routes to Rail Category

Evaluation and Scoring Criteria

Category	Points	Description
Problem Identification & Solution	20	Addresses an identified problem
Planning Support	20	Supported by a Routes to Rail Station Study or other planning effort
Potential to Increase Walking and Bicycling	10	Increase the number of people that walk or bicycle to the existing rail station
Transit Accessibility	10	Improves connections and access to the existing rail station
Equity	15	Improves safety and access to rail station for disadvantaged populations
Project Readiness and Other Factors	25	Ability to obligate funds and initiate construction quickly. Project has support from the community.



Funding Overview

Approximately \$40+ million in federal funding is anticipated to award

<i>Project Activity</i>	<i>Minimum Federal Funding Award per Project</i>	<i>Maximum Federal Funding Award per Project</i>
Construction	\$500,000	No Limit
Safe Routes to School Education Activities	\$250,000	



Eligible Project Sponsors

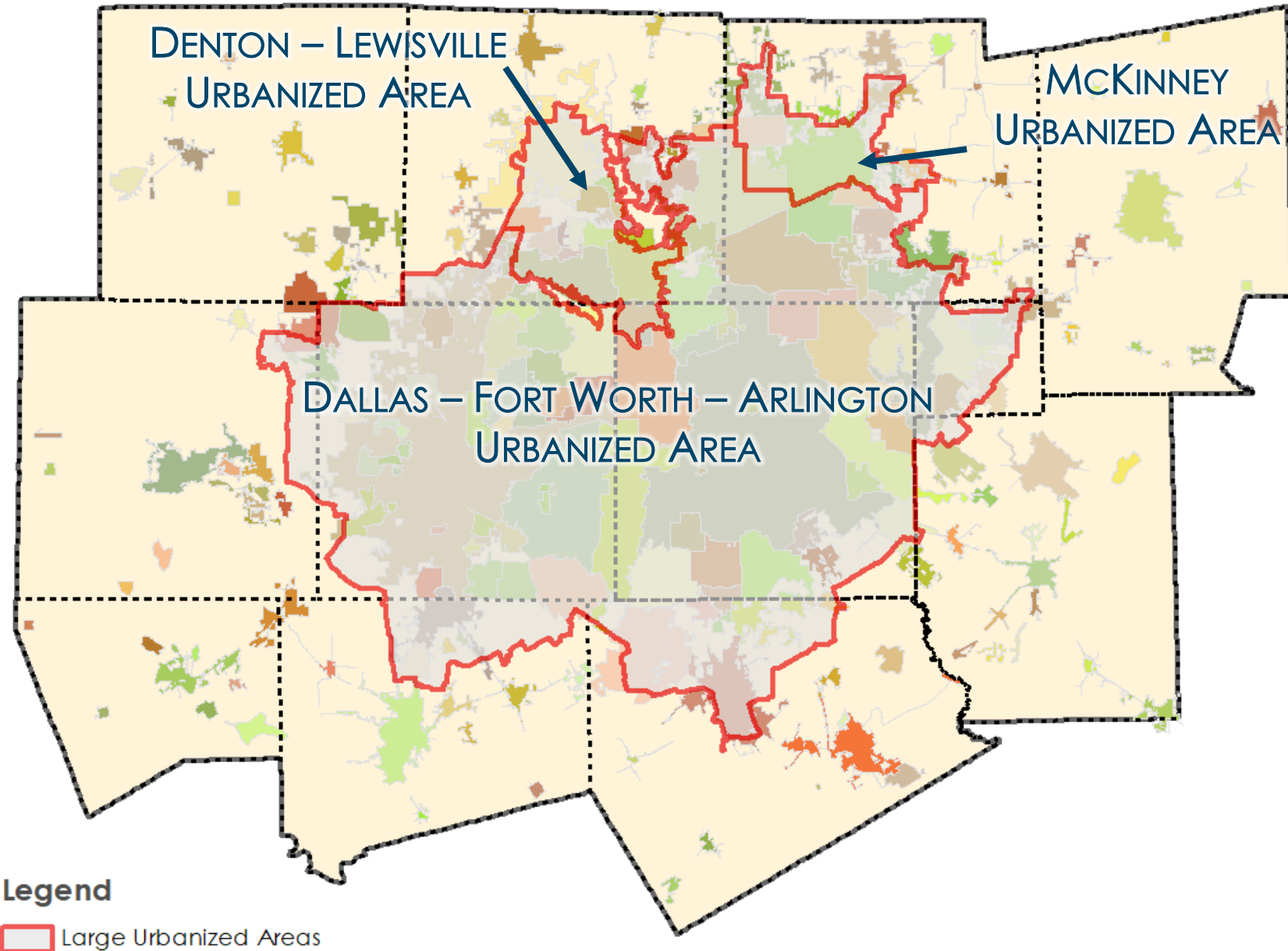
- Local Governments
- Regional Transportation Authorities
- Transit Agencies
- Tribal Governments
- School Districts, Local Education Agencies, or Schools*
- Nonprofit entities*
- Other local or regional governmental entity with responsibility for oversight of transportation or recreational trails

*Entities are strongly encouraged to coordinate with a local government agency to serve as the Project Sponsor.



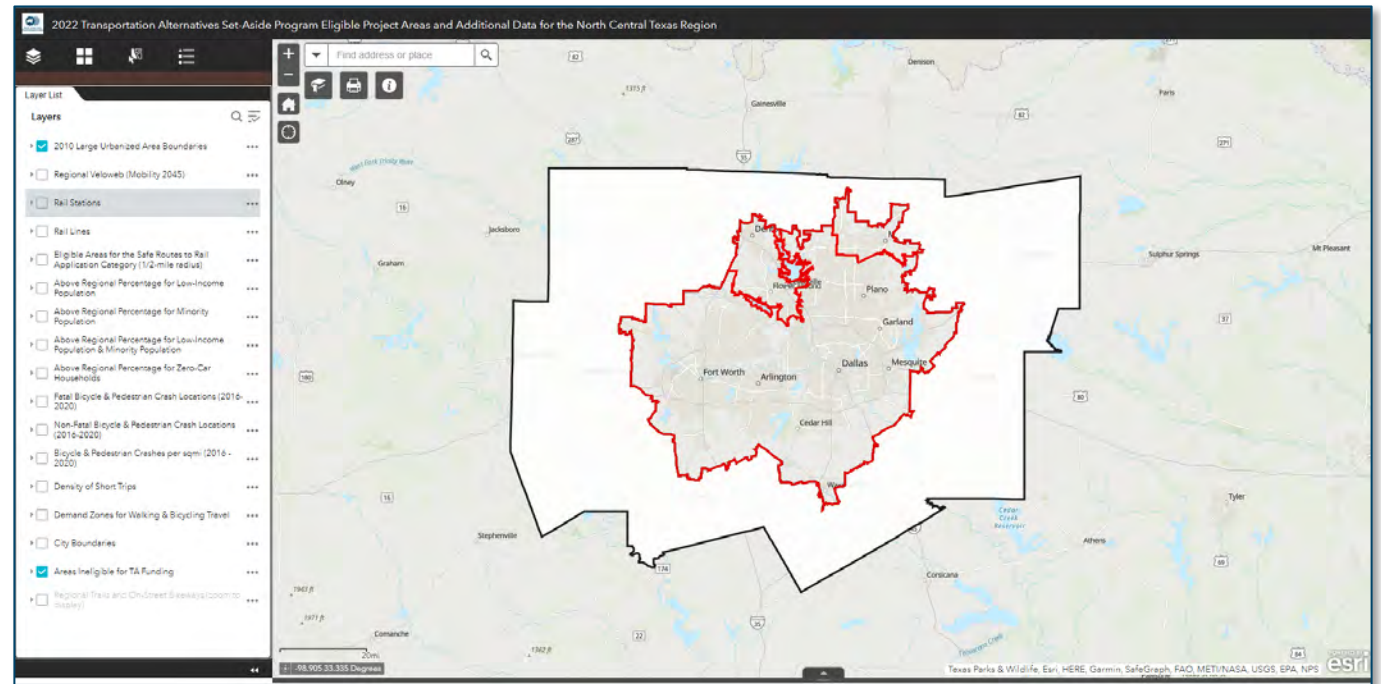
Eligible Project Areas

All proposed projects must be within one of the three urbanized areas (exceeding 200K population)



Interactive Online Map Resource

- Regional Veloweb
- Demand Zones for Walk/Bike Travel
- Rail Stations/Buffers
- Environmental Justice Index Layers
- Density of Short Trips
- Pedestrian/Bicycle Crashes



Displays eligible project area boundaries and relevant data layers involved in the evaluation process.



Resources

nctcog.org/2022_TACFP

The screenshot shows the website for the North Central Texas Council of Governments. The header includes the organization's logo, name, and navigation links such as 'About Us / Contact Us', 'Select Language', and 'Logout'. Below the header is a horizontal menu with categories like 'AGENCY ADMINISTRATION', 'AGING SERVICES', 'ECONOMIC DEVELOPMENT', 'EMERGENCY PREPAREDNESS', 'ENVIRONMENT & DEVELOPMENT', 'EXECUTIVE DIRECTOR', 'NCT 9-1-1', 'PUBLIC SAFETY', 'REGIONAL DATA', 'WORKFORCE SOLUTIONS', and 'TRANSPORTATION'. A search bar is located below the menu. The main content area features a breadcrumb trail: 'Home > Transportation > Regional Planning & Projects > Bicycle-Pedestrian > Funding Opportunities > 2022 Transportation Alternatives Set-Aside Program Call for Projects (North Central Texas Region)'. The title of the page is '2022 Transportation Alternatives Set-Aside Program Call for Projects (North Central Texas Region)'. The text describes the call for projects, stating it opens on July 18, 2022, and closes on Friday, September 9, 2022, at 5 pm. It also mentions an application workshop on Tuesday, July 19, 2022, from 2:00 - 4:00 pm via Microsoft Teams. The contact information for Barb Walsh is provided as bwalsh@nctcog.org. On the right side, there is a vertical navigation menu with items like 'Drafts (Not Published)', 'Regional Planning & Projects', 'Congestion Management', 'Maps, Models & Data', 'Quality of Life', and 'Funding & Business'.



Schedule

Milestone	Date
Call for Projects Opens	July 18, 2022
Call for Projects Workshop	July 19, 2022
Deadline for Requesting GIS Technical Assistance from NCTCOG Staff (if necessary)	August 17, 2022
Deadline for Requesting TxDOT District Engineer Letter of Consent for Proposed Projects Located in State Right-of-Way (if applicable)	August 19, 2022
Call for Projects Closes (Applications Due by 5PM)	Sept 9, 2022
Review of Projects/Scoring by NCTCOG Staff	Sept – Oct 2022
Public Meeting	Nov 2022
Surface Transportation Technical Committee – Action to Recommended Project Funding Awards	Dec 2, 2022
Regional Transportation Council – Action to Approve Project Funding Awards	Dec 8, 2022
Submittal Deadline for TIP Modifications	Jan. 27, 2023
Deadline for Project Sponsors to Execute Agreements with TxDOT	December 2023
Deadline for Project Sponsors to Open Bids and Obligate Funds	December 2025



Contact Us

Application Category Primary Point of Contact

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Safe Routes to School Safe Routes to Rail Safety and Technology

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Final Feedback

Thoughts on the Land Use/ Transportation Task Force?

Fill out our survey:

Walkable Places – Don't forget to review!

Map and comments: <https://arcg.is/1W8WCu0>



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