

June 1, 2022 CITY COUNCIL BRIEFING AGENDA
CERTIFICATION

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Briefing Agenda dated June 1, 2022. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



T.C. Broadnax
City Manager

May 27, 2022

Date



Elizabeth Reich
Chief Financial Officer

May 27, 2022

Date

RECEIVED

2022 MAY 27 PM 2: 07

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



COUNCIL BRIEFING AGENDA

June 1, 2022

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on WRR-FM radio (101.1 FM) and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la estación de radio WRR-FM 101.1 y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasara o interrumpirá los procedimientos, o se negara a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del

act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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 pistol 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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

The City Council Briefing meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council Briefing on Spectrum Cable Channel 95 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m7fa6bdd302dc85cb6f8c1200330554db>

Invocation and Pledge of Allegiance

Special Presentations

Open Microphone Speakers

VOTING AGENDA

1. [22-1241](#) Approval of Minutes of the May 18, 2022 City Council Meeting
2. [22-1242](#) Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)

BRIEFINGS

- A. [22-1291](#) Proposed Short-Term Rental Registration and Zoning Ordinances

Attachments: [Presentation](#)

- B. [22-1292](#) Update on Southern Gateway Park

Attachments: [Presentation](#)

- C. [22-1293](#) Implementation Update on Broadband and Digital Equity Strategic Plan

Attachments: [Presentation](#)

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Association of Club Executives of Dallas Inc. et al., v. City of Dallas, Civil Action No. 3:22-CV-00177-M and legal issues related to the regulation of sexually oriented businesses.

Adjournment

The above schedule represents an estimate of the order for the indicated briefings and is subject to change at any time. Current agenda information may be obtained by calling (214) 670-3100 during working hours.

Note: An expression of preference or a preliminary vote may be taken by the Council on any of the briefing items.

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]



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1241

Item #: 1.

Approval of Minutes of the May 18, 2022 City Council Meeting



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1242

Item #: 2.

AGENDA DATE: June 1, 2022

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Secretary's Office

SUBJECT

Consideration of appointments to boards and commissions and the evaluation and duties of board and commission members (List of nominees is available in the City Secretary's Office)



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1291

Item #: A.

Proposed Short-Term Rental Registration and Zoning Ordinances



City of Dallas

Proposed Short-Term Rental Registration and Zoning Ordinances

**Dallas City Council
June 1, 2022**

Julia Ryan AICP, Director
Planning and Urban Design

Lynetta Kidd, Interim Director
Code Compliance Services

Presentation Overview



- Presentation Purpose
- Key Themes from May 4 Briefing
- Proposed Chapter 51A Amendments
- Permitting Options, Recommendations, and Challenges
- Registration Process and Licensing Requirements
- Proposed Schedule



Presentation Purpose



- Present Short-Term Rental Regulation proposals to develop a STR registration and zoning ordinance based on:
 - STR Task Forces
 - Stakeholder and community feedback
 - City Council
- Receive feedback and direction from City Council on zoning & registration options



Key Themes of May 4 Briefing



- Accountability of platforms and STR operators
- Emphasis on enforcement and full cost recovery
- Differentiation of owner occupied vs. non-owner occupied





Proposed 51A Zoning Code Amendments

Julia Ryan, AICP, Director
Planning and Urban Design
City of Dallas



Summary of 51A Amendments



- New Short-term rental definition, options for discussion*:
 - Option A: Definition and **additional** land use regulations in 51A and regulations in Chapter 27
 - Option B: Definition and **minimal** regulations in 51A with **all regulations in Chapter 27**
- Creation of a new use: Event Venue

**Numbering of options does not reflect a preference or hierarchy; it is a random assignment*



Draft Zoning Ordinance Amendment



Option A: Definition and additional regulations in Zoning

SEC. 51A-4.205. LODGING USES

(x) Short-Term Rental.

(A) Definition: A full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.

(i) **Type 1 short-term rental:** A short-term rental as defined above that is occupied by the owner of the property. Occupied status is determined by property tax homestead exemption status as recorded by the Central Appraisal District for the county in which the property is located.

(ii) **Type 2 short-term rental:** A short-term rental as defined above that is not occupied by the owner of the property and is intended for full-time use as a short-term rental.



Draft Zoning Ordinance Amendment



Option A: Definition and additional regulations in Zoning

SEC. 51A-4.205. LODGING USES

(x) Short-Term Rental. (cont'd)

(B) Districts permitted:

(i) For a Type 1 short-term rental, by right in all districts. {*Owner Occupied*}

(ii) For a Type 2 short-term rental: {*Non-Owner Occupied*}

(a) by right in the following districts: A(A) - Agricultural, MF-1(A) - Multifamily, mixed use, CR – Community Retail, RR – Regional Retail, CS – Commercial Service, LI – Light Industrial, IM – Industrial Manufacturing, IR – Industrial Research, and central area.



Draft Zoning Ordinance Amendment



Option A: Definition and additional regulations in Zoning

SEC. 51A-4.205. LODGING USES

(x) Short-Term Rental. (cont'd)

(C) Required off-street parking: One space per full or partial dwelling unit leased to occupants.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional



Draft Zoning Ordinance Amendment



Option A: Definition and additional regulations in Zoning

SEC. 51A-4.205. LODGING USES (cont.)

(E) Additional provisions:

- (i) This use must comply with Chapter ##, “Short-term rentals” of the Dallas City Code.
- (ii) The number of short-term rentals in a single dwelling unit may not exceed one.
- (iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), event venue, restaurant, or any other use unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.



Draft Zoning Ordinance Amendment



Option B: Definition and minimal regulations in Zoning

SEC. 51A-4.205. LODGING USES

(#) Short-term rental.

(A) Definition: A full or partial dwelling unit that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) Districts permitted: By right in all districts.

(C) Required off-street parking: One space per full or partial dwelling unit leased to occupants.



Draft Zoning Ordinance Amendment



Option B: Definition and minimal regulations in Zoning

SEC. 51A-4.205. LODGING USES (cont.)

(#) Short-term rental.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

- (i) This use must comply with Chapter ##, “Short-Term Rentals” of the Dallas City Code.
- (ii) The number of short-term rentals in a single dwelling unit may not exceed one.
- (iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), event venue, restaurant, or any other use unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.



Draft Zoning Ordinance Amendment



Event Venue: Proposed new use

SEC. 51A-4.210.

RETAIL AND PERSONAL SERVICE USES.

Event venue.

(A) Definition: An establishment primarily engaged for the purpose of hosting guests at private events such as banquets, receptions, charitable gatherings, ceremonies, or celebrations. This use does not include a residential property when used for events hosted by the occupant of the property.

(B) Districts permitted: By right in the following zoning districts: CR - Community Retail, RR – Regional Retail, CS – Commercial Service, industrial, central area, mixed use, multiple commercial, UC-2 – Urban Corridor, and UC-3 – Urban Corridor districts. Residential Adjacency Review (RAR) is required for any event venue that is located within 300 feet, measured in a direct line between the nearest property line where this use is conducted and the nearest boundary of a residential zoning district.



Draft Zoning Ordinance Amendment



Event Venue: Proposed new use

SEC. 51A-4.210. RETAIL AND PERSONAL SERVICE USES. (cont.)

- (C) Required off-street parking: one space per 200 square feet of floor area.
- (D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 60,000	1
Each additional 100,000 or fraction thereof	1 additional



Draft Zoning Ordinance Amendment



Event Venue: Proposed new use

SEC. 51A-4.210. RETAIL AND PERSONAL SERVICE USES. (cont.)

(E) Additional provisions:

(i) If applicable, an event venue must comply with Chapter 42A, “Special Events; Neighborhood Markets; Dallas Farmers Market Farmers Market; Streetlight Pole Banners” of the Dallas City Code.





Proposed Registration Ordinance (Chapter 27)

Lynetta Kidd, Interim Director
Code Compliance Services
City of Dallas



Registration Options & Recommendations



Ordinance Options

Recommendations

Registration - owner/host/agent (ATL/ARL)

Require STRs to obtain a license prior to platform listing within the City of Dallas (ATL/ARL)

Allow for the collection of fees to cover all costs (COD/ATL/ARL)

Require distance between STRs of 1,500 feet for single family and duplex districts; maximum of 10% of the total dwelling units on a property for all other zoning districts

Notification of neighbors within 300 ft by city staff (ATL)

Require owner to have an emergency contact on file to respond onsite to emergency concerns within a one-hour timeframe

Require all listings on platforms to include the license number



Registration Options & Recommendations



Ordinance Options

Recommendations

No exemption from Single Family Registration if owner rents for periods greater than 30 days (ATL/ARL)

Registration to be renewed annually or at the change of ownership (ARL)

Allow for inspections, including night inspections (ARL/ATL)

Self-certification program eligibility for good neighbor properties (COD)

Host/owner/agent liability for failure to allow for inspections of short-term rental properties (ATL/ARL)

Revocation of license (ATL/ARL)



Registration Options & Recommendations



Ordinance Options

Recommendations

Minimum night stay of not less than two (2) days (ARL)

Occupancy limits from TX Property Code (ATL/ARL)

Include available parking and restrictions on platform listing (ARL/ATL)

Encourage the use of a noise monitoring device (ATL)

Prohibit amplified sound that is audible beyond the property line or exceeds decibel levels listed in 51A (ARL)

Violations of the STR ordinance would be eligible violations under the Habitual Nuisance Property designation – 3 citations

Director's Discretion for suspension or revocation of licenses after serious offenses



Options For Legal Review

Hold a platform accountable for failure to comply with provisions of this chapter (ARL)

Require platforms to provide locations being listed within the City of Dallas

Require platforms to remove any listing that is not licensed

Require the collection of HOT and submit remittance

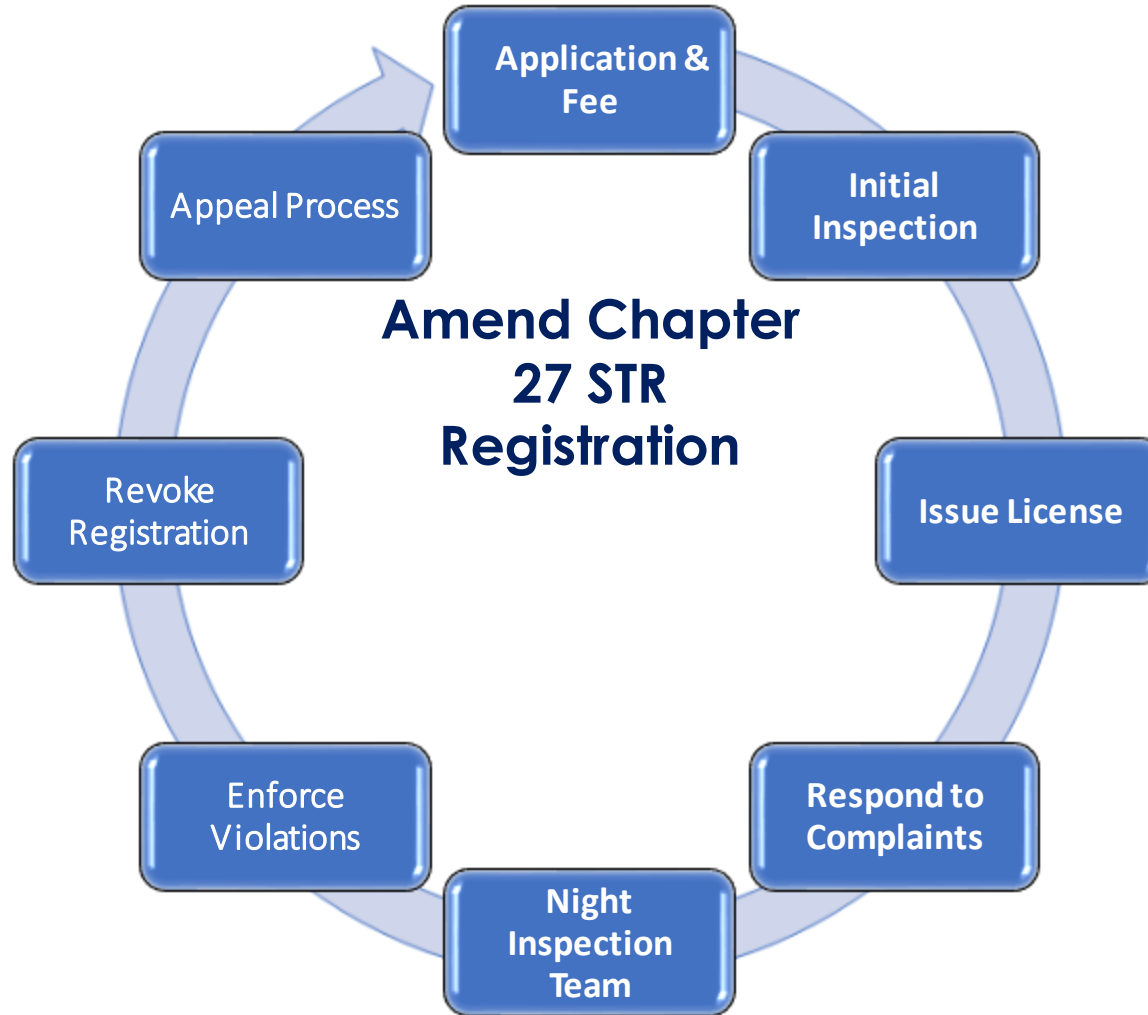
Options Not Recommended

Set limits on total nights per year for non-owner occupied

Provide limits to the number of STR's from a single owner/investor

Prohibit out of town ownership

Registration Process



Revocation Enforcement Tool
May occur after three substantiated disturbances within one year; STR license may be revoked, and the address barred from applying for renewal of license for one year

- ❑ Includes but is not limited to parking, noise, litter, destruction of property, disorderly/criminal conduct or failure to pay hotel occupancy taxes
- ❑ Locations with a revoked registration may appeal to the Permit, License and Appeal Board for review



Registration Licensing Requirements



Application Requirements

1. Submit Application and Fee
2. Provide Owner/Host Contact information
3. Provide emergency contacts that can respond onsite within 1 hour
4. Supply Hotel Occupancy Tax Registration Number and Certificate of Occupancy
5. Acknowledgements:
 - City Ordinance Requirements
 - Occupancy Limits
 - Parking Requirements
 - Understanding of revocation process
 - Advertising and signage limitations
6. Initial inspection – must be completed and in compliance before license is issued
7. Post emergency contact, license number, and Certificate of Occupancy onsite



Schedule/Next Steps



Today	Receive guidance and feedback from City Council on Chapter 51 and 51A and Chapter 27 amendments
June	Chapter 51 and 51A amendments briefed to ZOAC
July	City Plan Commission public hearing for Chapters 51 and 51A amendments for City Council consideration
August	Proposed Amendments to Chapters 51 and 51A + Chapter 27 ordinance briefed to City Council
September	Proposed Amendments to Chapters 51 and 51A + Chapter 27 ordinance and additional regulations on voting agenda



Short-Term Rental Regulations



City of Dallas

Dallas City Council
June 1, 2022

Julia Ryan AICP, Director
Planning and Urban Design

Lynetta Kidd, Interim Director
Code Compliance Services

Appendix: Additional Recommendations



Summary of Recommendations

Changing the maximum occupancy to 12 persons per short-term rental

Increase notification distance to 1,000 feet radius

Increase required number of parking spaces

Change criteria for owner-occupied status

Don't allow STR's in Multi-family properties

Ensure properties are held to the same standards as hotels (e.g., fire codes)



Appendix: STR Task Force Meetings 2021 - 2022



Meeting Date	Summary of Discussion
November 15, 2021	Introduced Task Force members, discussed meeting schedule, City Attorney's provided law update on regulation, began discussion of flow chart on proposal to register short term rentals with the City.
November 29, 2021	Further review and modification to the flow chart; CAO to evaluate proposal for legal challenges.
December 17, 2021	Finalized Process Flow Chart, began discussion of proposed recommendations, STR violations and enforcement.
January 3, 2022	Continued discussion on proposed recommendations and enforcement.
January 18, 2022	Completed discussion of proposed recommendations, enforcement strategy, department resource needs and estimated fees.
January 31, 2022	Public hearing at Special Called Quality of Life, Arts and Culture Committee meeting to receive stakeholder input.
February 22, 2022	Presented stakeholder input to Quality of Life, Arts and Culture Committee.





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1292

Item #: B.

Update on Southern Gateway Park



Southern Gateway Park

A Park with a Purpose

Project Timeline



2017

- + TxDOT announces a \$666 million reconstruction of I-35E
- + Communities devastated by the original freeway construction request that TxDOT reunite their community
- + The Foundation organizes as a component fund of The Dallas Foundation
- + Foundation secures \$40 million in public funds from the NCTCOG and \$7 million in matching funds in City of Dallas bond program

2018

- + Foundation galvanizes early financial support from group of “Oak Cliff Igniters”
- + Foundation receives 501©(3) tax status

2019

- + Challenge grant issued by Eugene McDermott Foundation for major gift contributions
- + W.W. Caruth Jr. Fund underwrites the Equitable Development Plan (EDP) to ensure responsible growth around the Park
- + Foundation hires Keith Bjerke who manage the Kyle Warren Project as Project Manager

2020

- + Foundation hires April Allen as its inaugural President
- + Foundation kicks off Equitable Development Plan, an exhaustive community engagement process lead by Dr. Lorin Carter
- + Foundation enters agreement with HKS architects and begins conceptual design process

Project Timeline



2021

- + Foundation completes Equitable Development Plan and is awarded 2021 Urban Design Award for Community Engagement by the Greater Dallas Planning Council
- + Foundation publicly unveils design and master plan
- + Dallas City Council adopts development agreement with Foundation
- + In partnership with City of Dallas and Dallas Zoo, Foundation awarded RAISE planning grant for mobility and connectivity plan

2022

- + Foundation announces milestone: over 75% of funds raised for Phase I
- + *Foundation negotiating Use Agreement with City of Dallas*
- + *City of Dallas negotiating Air Rights Agreement with TxDOT*
- + *TxDOT completes construction of Phase I deck infrastructure over I-35*
- + *Identify funding streams for Phase 2 deck infrastructure*

2023

- + Foundation begins construction of Phase I park amenities in Q1

2024



- + **Phase 1 of Park opens!**

DOWNTOWN DALLAS

A Phased Approach



TRINITY RIVER

YVONNE A. EWELL
TOWNVIEW MAGNET CENTER

TENTH ST
HISTORIC DISTRICT

HECTOR P. GARCIA
MIDDLE SCHOOL

LANCASTER AVENUE

E 12TH ST

E 10TH ST
E JEFFERSON BLVD

FELIX BOTELLO
ELEMENTARY SCHOOL

PHASE 1

EWING AVENUE

PHASE 2

E 12TH ST

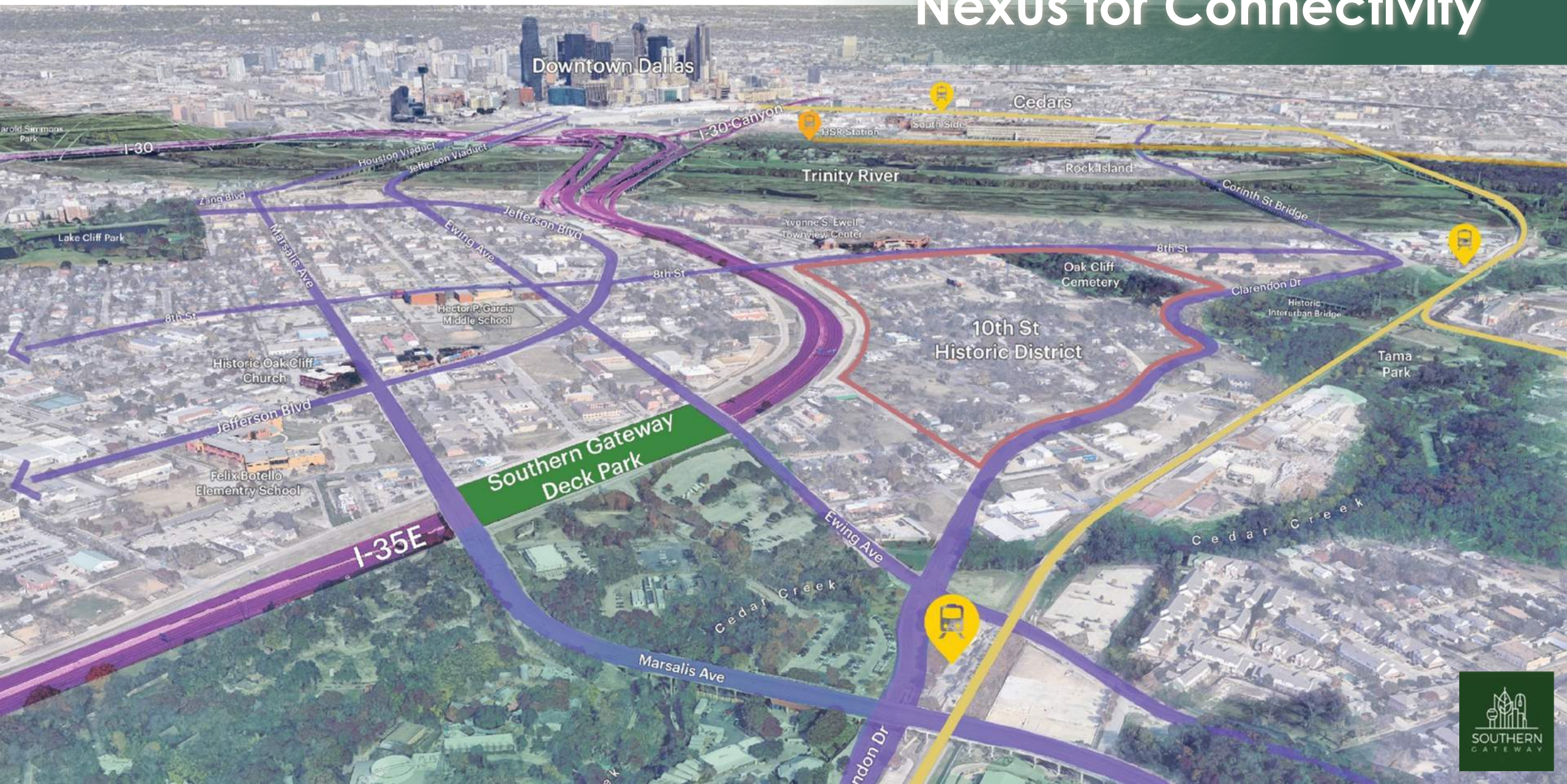
ZOO
OFFICES

MARSALIS AVENUE

INTERSTATE 35E



Nexus for Connectivity

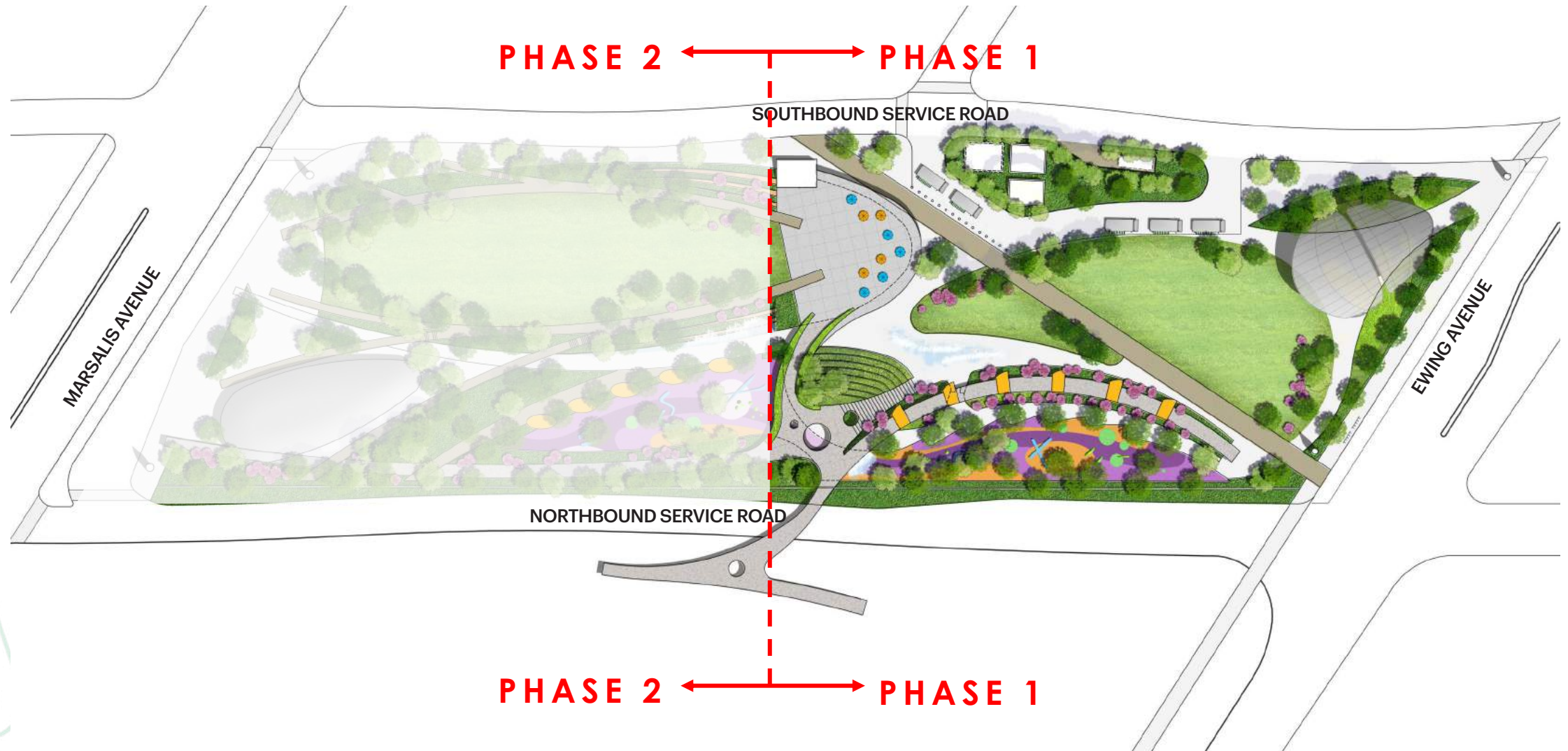


Park Concept: Master Plan



- | | | | |
|-----------------------------|-----------------------|--------------------|-------------------|
| 01 ICONIC ELEMENT | 06 ESCARPMENT FEATURE | 11 RESTROOMS | 16 PARK DRIVE |
| 02 STAGE PAVILION | 07 PLAYGROUND | 12 FLEX BUILDING | 17 PRAIRIE GARDEN |
| 03 LAWN | 08 ZOO BRIDGE | 13 LAWN | |
| 04 PARK DRIVE (FOOD TRUCKS) | 09 HISTORY STAIRS | 14 OAK CLIFF PORCH | |
| 05 12TH STREET PROMENADE | 10 WATER FEATURE | 15 PAVILION | |

Park Concept: Phase I

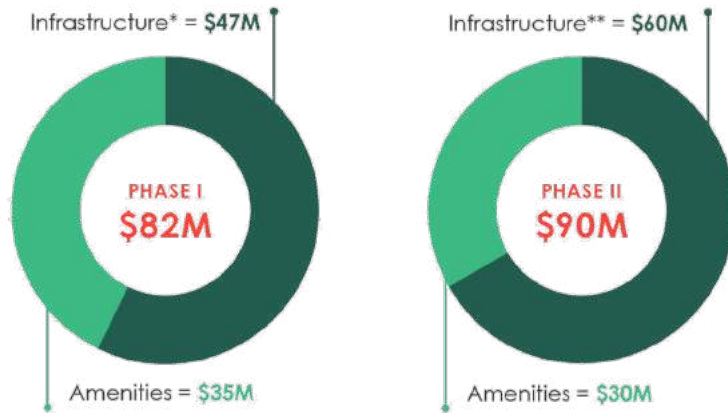




Total Project Cost & Phase I Progress



Total Project Cost Summary



GOAL:
\$172M

*Phase I Infrastructure is fully funded. The Foundation is currently raising funds for Phase I Amenities through its capital campaign. Phase II is unfunded.

**Phase II Infrastructure includes the center benches, second deck cap, and substantial fire/life safety system.

Project Cost	Public	Private (SGPGF)	Total Raised	Gap
Phase 1				
\$82M	\$47M	\$35M		
Funds Raised	\$40M – COG \$7M – City of Dallas	\$15M	\$62M (76%)	\$20M (24%)
Phase 2				
\$90M (estimate)	\$60M	\$30M	\$0	\$90M (100%)
TOTAL				
\$172M	\$107M	\$65M		

Phase I Economic Impact Analysis



UNT | DALLAS



2+ million
park visitors
per year



Up to \$600 million
in new property
valuations



~\$7.5million
in new property
tax and sales tax
revenue for City*



~\$330 million
in new
retail/restaurant
sales*

Estimated ~ \$1 billion of economic impact in the first 5 years

*Based on a Level 1 LOCI™ analysis for a 5-year period beginning in 2023 when the bridge park opens.

Estimated Job Creation



50 to 60+ design and engineering jobs

created for the
pre-construction period
of 18 months



350 to 400+ construction jobs

created for the
construction period of
14 to 16 months



**40 to 50+ full-time
employment
permanent positions**

for the programming and
management of the Park



Equitable Development Plan: 6 Focus Areas



HISTORY &
CULTURE



HEALTH &
WELLNESS



EDUCATIONAL
OPPORTUNITIES



ECONOMIC
DEVELOPMENT



DIVERSE
HOUSING
OPTIONS



SAFE & STABLE
NEIGHBORHOODS

Current Initiatives

History
Walk

Health
Partnerships

Financial
Literacy

Small
Business
Forum

Convening park
coalition for
equitable policy
options to
stabilize
neighborhoods

Design elements
including
lighting, cross
walks

WiFi

Diverse
Contracting

IPSS
collaboration



Next Steps

How can Council help?

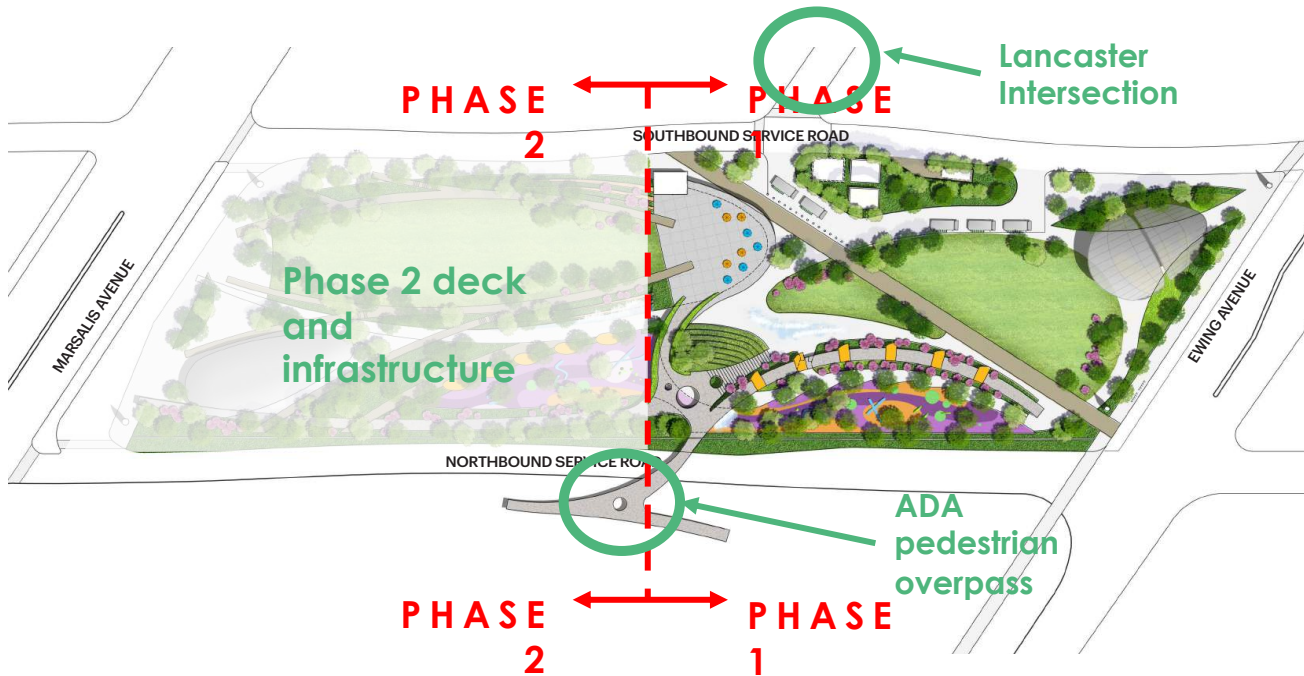
Council Action Needed



- **Critical to Complete Before Construction Can Begin**
 - Approval of *Air Rights Agreement* following city negotiations with TxDOT
 - Approval of *Use Agreement* following city negotiations with SGPGF
 - Note: SGPGF plans to meet with Zoo to discuss maintenance and operations



SGP Infrastructure Funding Needs



PHASE I

- **\$5 million** — **ADA pedestrian overpass** from zoo to SGP
- **\$500,000** — construction of **Lancaster intersection/crosswalk**

PHASE 2

- **\$60 million** — **Phase 2 deck & infrastructure**, including the center bent, the second highway cap, and the tunnel's fire/life safety systems, including utilities

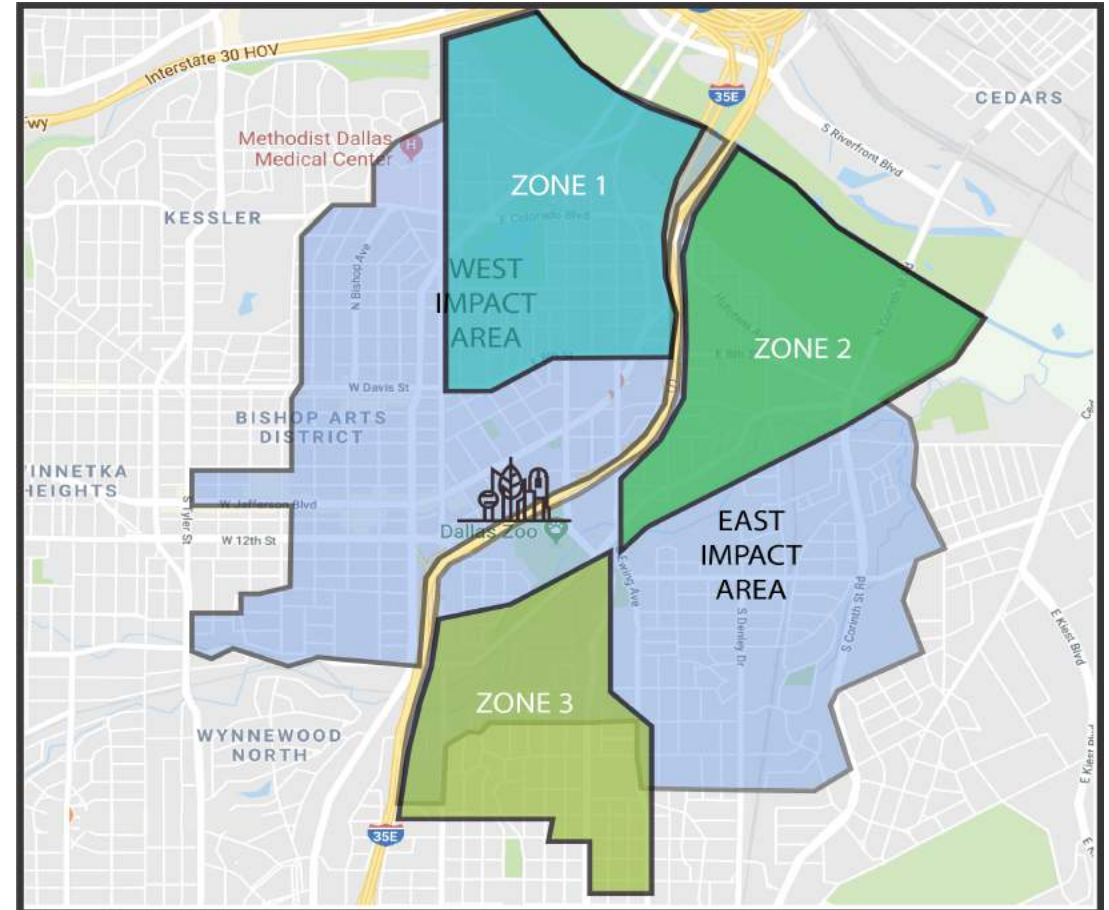
POTENTIAL PUBLIC SOURCES

- **Local**
 - City of Dallas
 - RTC
- **State**
 - Appropriations process
 - Other funding streams?
- **Federal**
 - Community Project Funding: \$7M included by 3 area members
 - RAISE
 - Reconnecting Communities
 - INFRA

Planning for Impact Beyond the Park

- **Economic Development**

- Together with the Dallas Zoo's Master Plan, the collective **capital investment will exceed \$250 million, the largest investment in Southern Dallas' history** with an estimated economic impact of over \$1 billion from the Phase I park in the first 5 years
- SGP is bookended by **three federally-designated Opportunity Zones**
- Potential for a **Southern Gateway TIF and/or PID**



Planning for Impact Beyond the Park



- **Transportation & Neighborhood Connectivity**

- Possible **connections to Dallas Streetcar** and expanded network of **hike/bike trails**
- **Neighborhood connectivity study/plan** for crossings from DART to Zoo and Zoo to Park – awarded **RAISE planning grant** in 2021 in partnership with City of Dallas and Dallas Zoo
- Possible opportunity for **street, sidewalk, and multi-modal improvements along Marsalis in the next bond program** and within implementation of the **Sidewalk Master Plan** and **CONNECT Dallas**.



Planning for Impact Beyond the Park



• Housing

- Explore **policy options to stabilize neighborhoods**
- Council expanded the **Neighborhood Empowerment Zones** in 2020 to **include The Bottom and 10th Street Historic District** northeast of the park.
- Southern Gateway corridor is categorized as an “**Emerging Market Area**” in the **Comprehensive Housing Plan** and market value analysis and a potential location for public incentives to support, maintain, or create workforce housing.



Current Progress – 05.21.22



Current Progress – 05.21.22



Thank you!



SouthernGatewayPark



SouthernGatewayPark



SouthernGWPark



WWW.SOUTHERNGATEWAYPARK.ORG



Appendix













City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-1293

Item #: C.

Implementation Update on Broadband and Digital Equity Strategic Plan



City of Dallas

Implementation Update on Broadband and Digital Equity Strategic Plan

**City Council Briefing
June 1, 2022**

Genesis D. Gavino, Chief Of Staff
City Manager's Office

Bill Zielinski, Chief Information Officer
Information and Technology Services

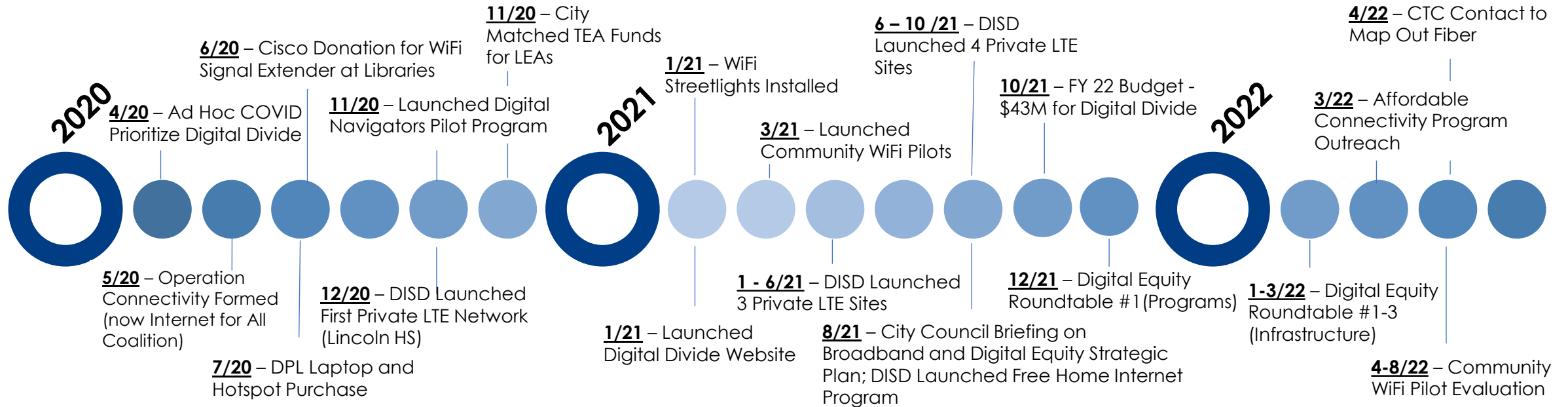
Agenda



- Background and Overview
 - Digital Divide Actions
 - ARPA Funding
- Plan Recommendations
 - Middle Mile Network/Fiber Backbone
 - Fixed Wireless Network
 - Digital Equity Programs
- Additional Digital Divide Efforts
- Federal Funding Opportunities
- Next Steps



Digital Divide Actions



Short Term

WiFi Hotspots and Hardware Purchase
Signal Extender Projects at Library locations
Digital Navigators
TEA Matching Funds Support for LEAs

Medium Term

Broadband and Digital Equity Strategic Plan
Private Wireless Networks
Community WiFi Pilots
Street Light Pilot Project

Long Term

Implementation of Plan Recommendations
Smart City Integration
Leverage Additional Funds



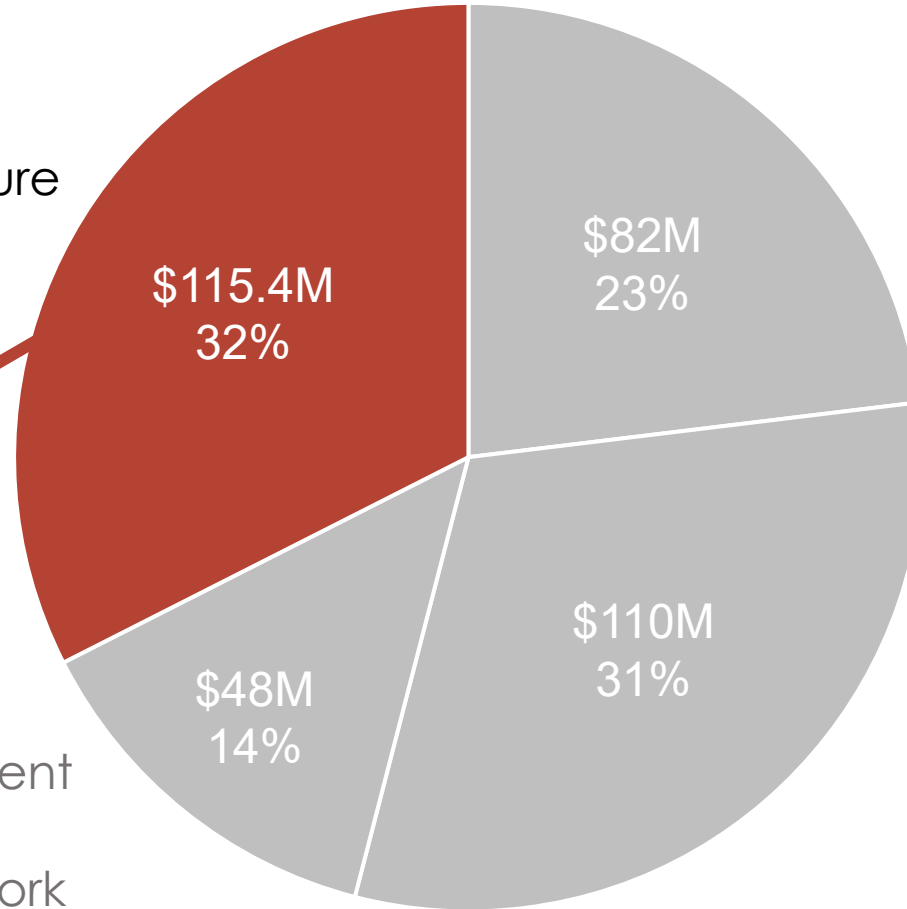
ARPA Funding Proposed Spending Framework

\$355.4M Allocation



Infrastructure
Invest in the future

\$43M – Bridge the Digital Divide
- \$3M – WiFi at PKR Facilities
- \$40M – Other Projects



Health & Safety
Keep employees and
the public safe

Fiscal Recovery &
Sustainability
Replace lost revenue

Economic Development
Get residents and
businesses back to work



Does not include an additional \$22.4M for health and safety for residents experiencing homelessness

Prioritizing Funds for Long-Term Sustainability



Short Term

6 months
to 1 year

Tier 1: Immediate Relief

Meet immediate public health and safety needs and support people in crisis

Tier 2: Budget Sustainability

Replace lost revenue and take actions to further fiscal sustainability

Tier 3: Service Delivery

Analyze and prioritize programs and services

Tier 4: Regional Partnerships

Pursue local solutions at scale and leverage partnerships to optimize resources regionally

Tier 5: Big Swings

Fuel results through bold resource investments; spend to save more

Long Term

1 to 3 years



Broadband and Digital Equity Strategic Plan



- **Recommendation 1: City Fiber Back Bone**
 - Begin by building 200+ miles of fiber
 - Focus on areas of the city that are least serviced by broadband and those with the greatest need for connecting City services
 - City infrastructure connectivity (traffic cameras, traffic signal controllers, data centers)
- **Recommendation 2: Fixed Wireless Infrastructure**
 - Expand fixed wireless infrastructure for city residents in areas with less existing broadband infrastructure
 - Shared infrastructure with DISD
- **Recommendation 3: Digital Equity Initiatives**
 - Expand the Digital Navigators program to help families enroll in ISPs' low-cost programs & federal subsidy programs
 - Fund the expansion of digital skills training offered through the Digital Navigators program

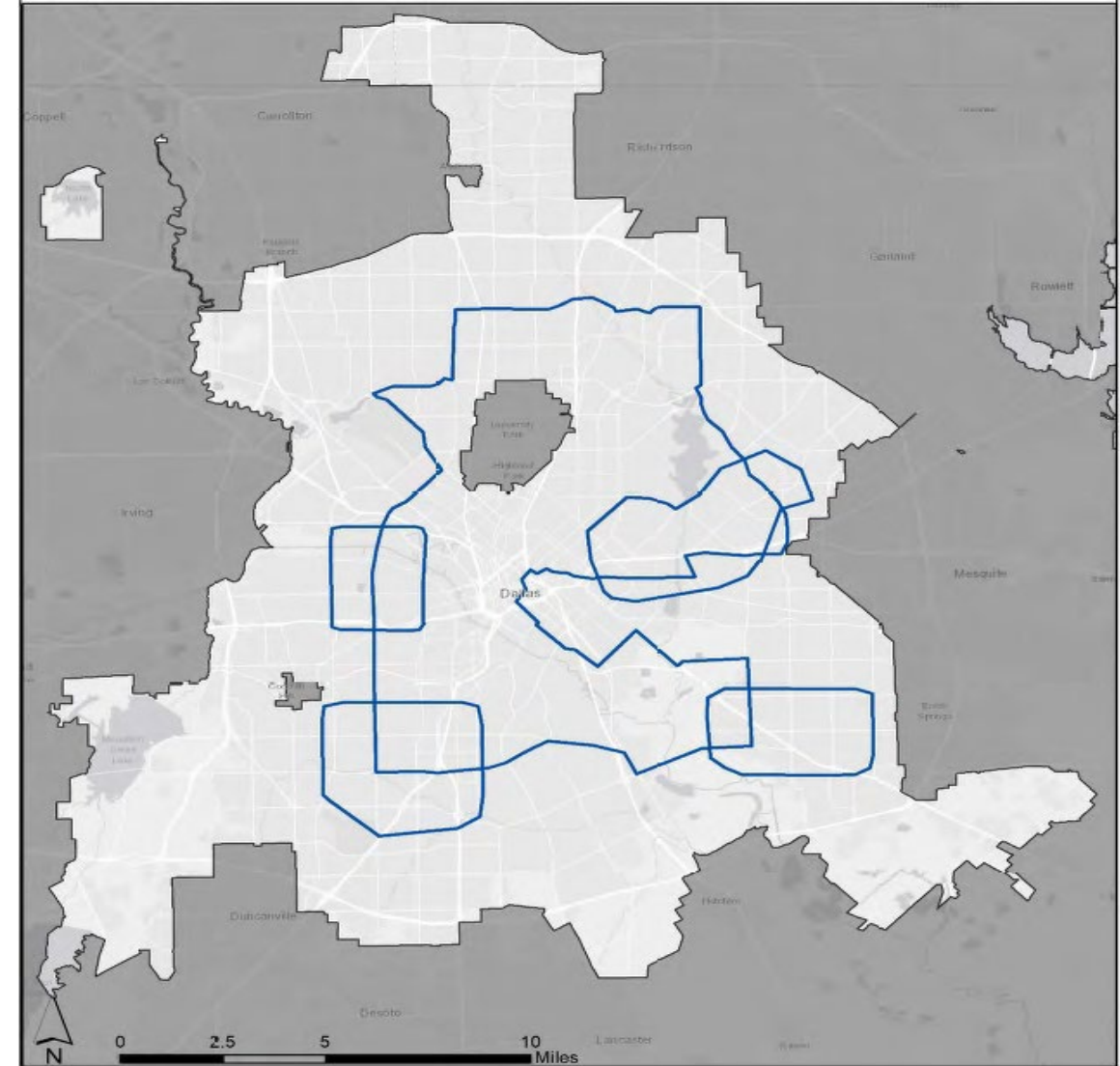
bit.ly/dallasdigitaldivide



Recommendation 1: Fiber Back Bone



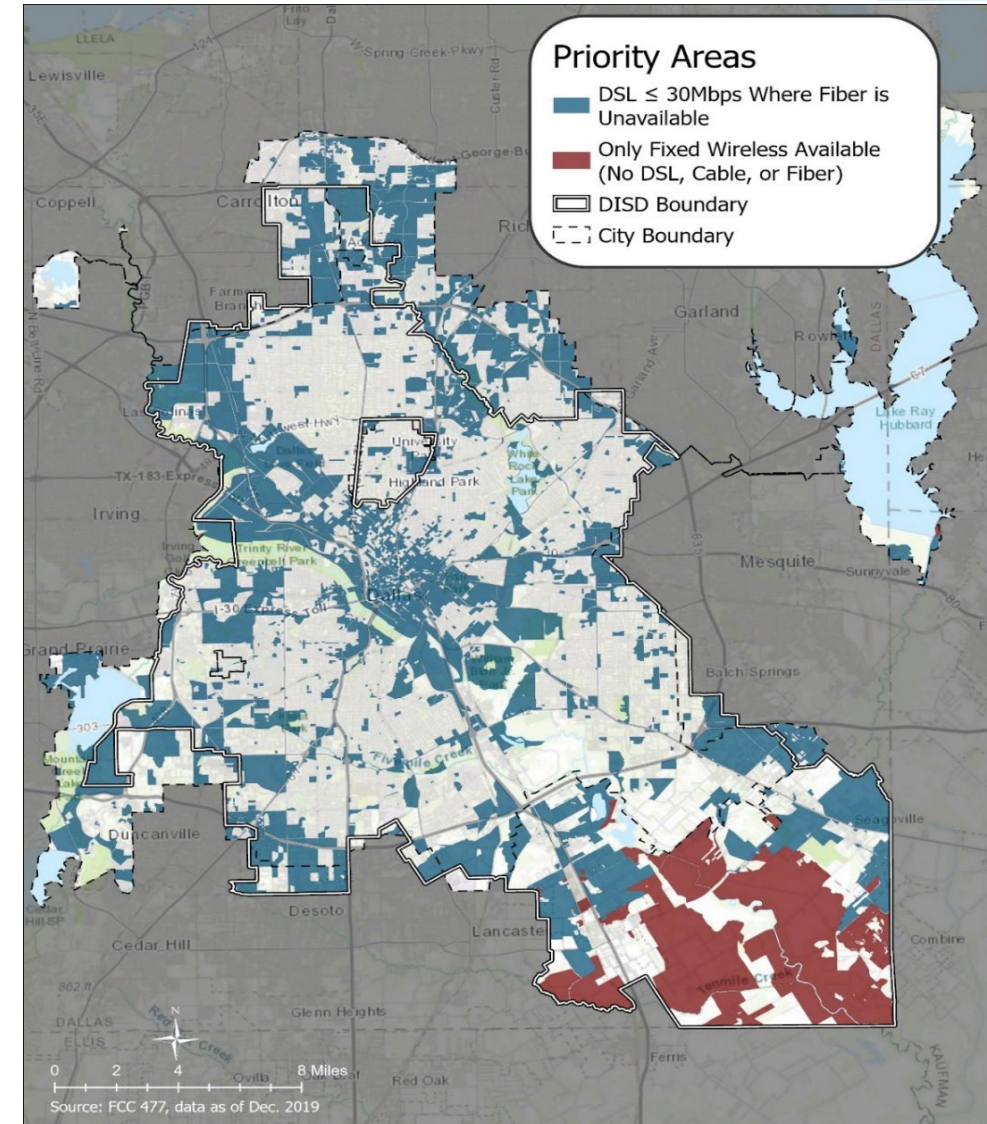
- 3 Digital Infrastructure Roundtables Held
 - Virtual sessions on Jan 11th, February 11th and March 4th
 - Participants included internet service providers (ISPs), telecom infrastructure vendors, labor unions, non-profit organizations, representatives from federal/local entities, along with City employees
 - Attendance for each session exceeded 75 individuals



Recommendation 1: Fiber Back Bone



- CTC/City of Dallas Contract
 - Fully executed on 4/25/2022 ;
\$380,000.00
 - Task 1: Facilitate network planning process leading to a strategic plan
 - Task 2: Prepare a request for information (RFI) to identify potential vendors and solicit input on the City's plan
 - Task 3: Prepare a request for proposal (RFP)
 - Task 4: Perform required levels of project design and oversight



Recommendation 2: Fixed Wireless Network



CTC/Dallas ISD Contract; City/Dallas ISD ILA

- Fully executed on 5/10/22 ; \$250,000.00
- Task 1: Conduct technical performance testing of DISD wireless broadband plots
- Task 2: Develop technical elements of procurement of a citywide fixed wireless network
- Task 3: Oversight of implementation of citywide fixed wireless network
- Task 4: Conduct technical performance testing of city wireless broadband pilot
- Task 5: Develop technical elements of procurement of an expanded City Wi-Fi network
- Task 6: Oversight of implementation of City Wi-Fi network

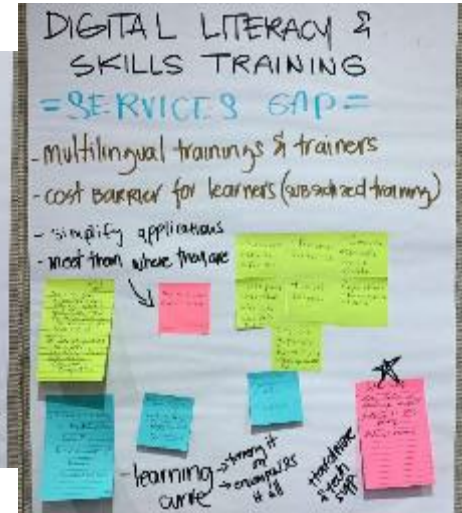
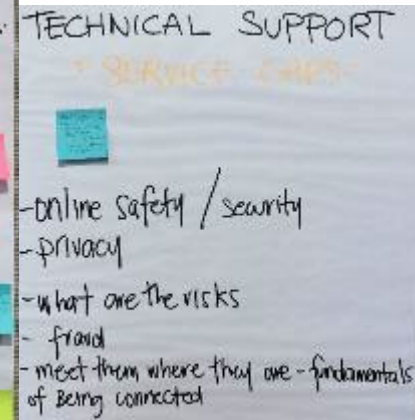
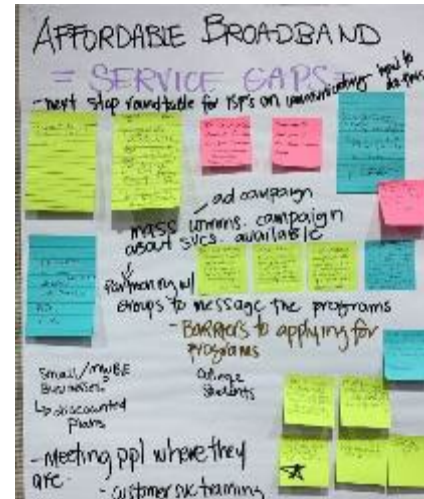
Collaboration to leverage different fixed wireless technologies to ensure efficient coverage for the underserved areas for City of Dallas and Dallas County



Recommendation 3: Digital Equity Initiatives



- Digital Equity Program Roundtable
 - Held on December 10, 2021; total of 50 attendees
 - Provide overview of City's efforts
 - Understand existing services and identify opportunities for growth
 - Utilize feedback to develop Digital Navigators solicitation



Recommendation 3: Digital Equity Initiatives



- Digital Navigators Program

- **Access** – broadband infrastructure and reliable high-speed broadband plans available for purchase.
- **Affordability** – broadband service that is not only available but can be obtained at reasonable prices by all.
- **Devices** – residents own or have access to well-functioning, up-to-date computers and have capacity to maintain and replace these devices if needed
- **Skills** - residents are able to make full use of computers and online resources, and thus are able to use these tools to communicate, work, learn, attend medical appointments, and accomplish other desired tasks all while avoiding online risks and harms.
- Align with Dallas Public Library enhanced library card and other City offerings and programs





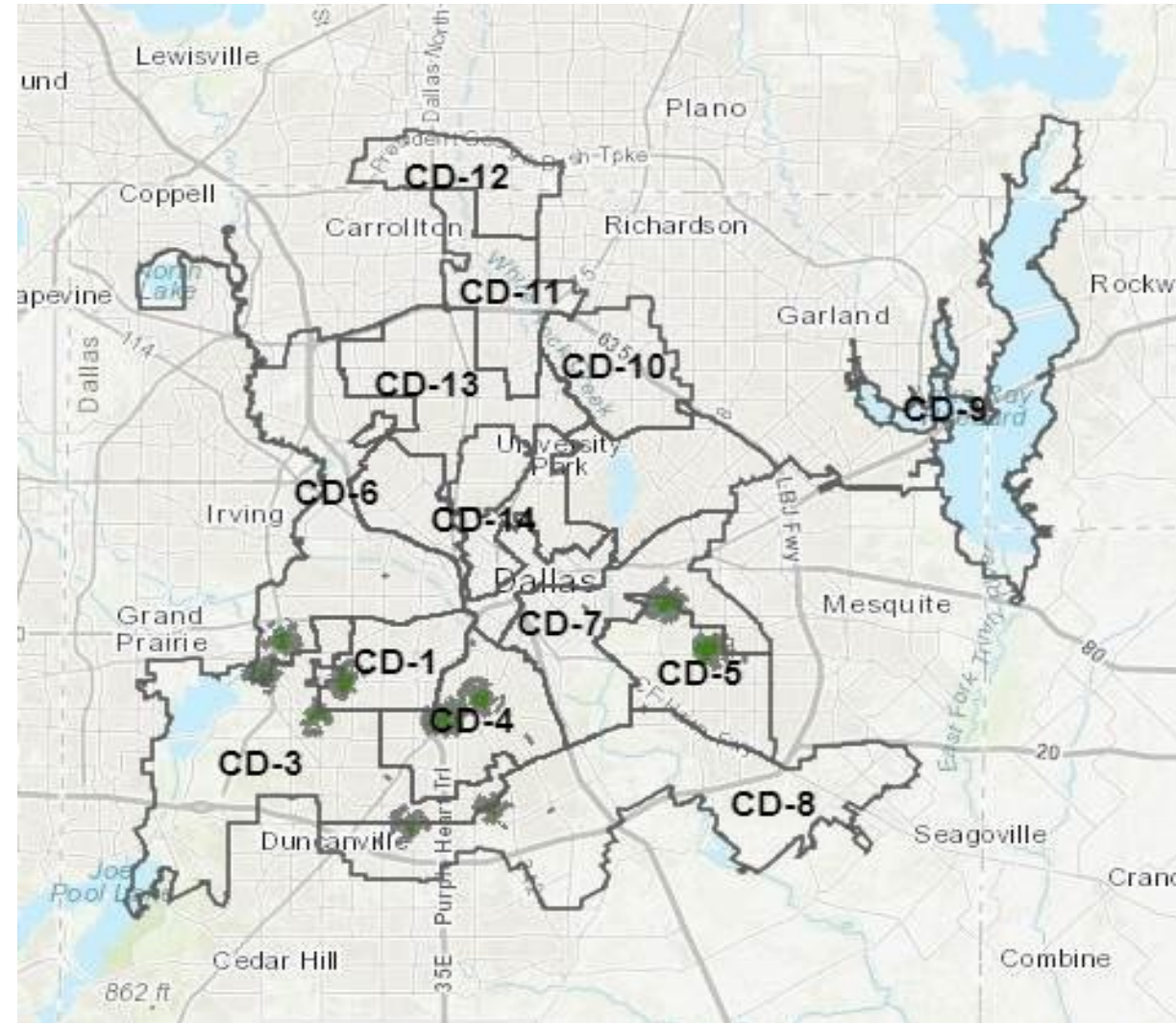
Additional Digital Divide Efforts



Digital Sustainability – Transportation & Public Works



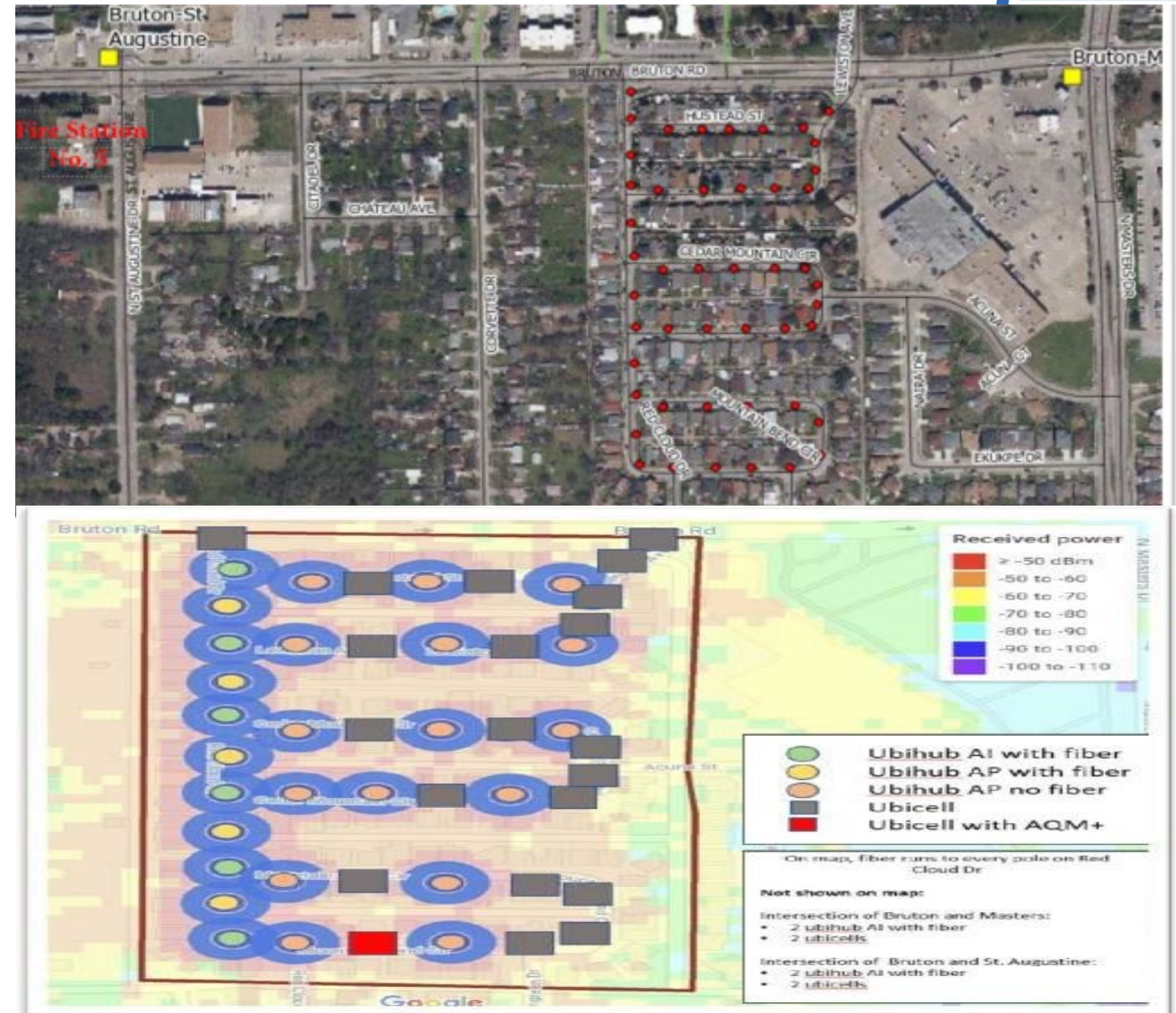
- 10 City of Dallas sites to which the City's network has been extended to provide free City Wi-Fi
 - Initially provisioned by Neo Networks now managed by the City's ITS department
- All new traffic signals have provisions for fiber optic connections
- Developed an interim standard for placement of fiber optic conduits within city ROW
- Interdepartmental coordination of fiber optic deployment





Red Cloud Neighborhood Project

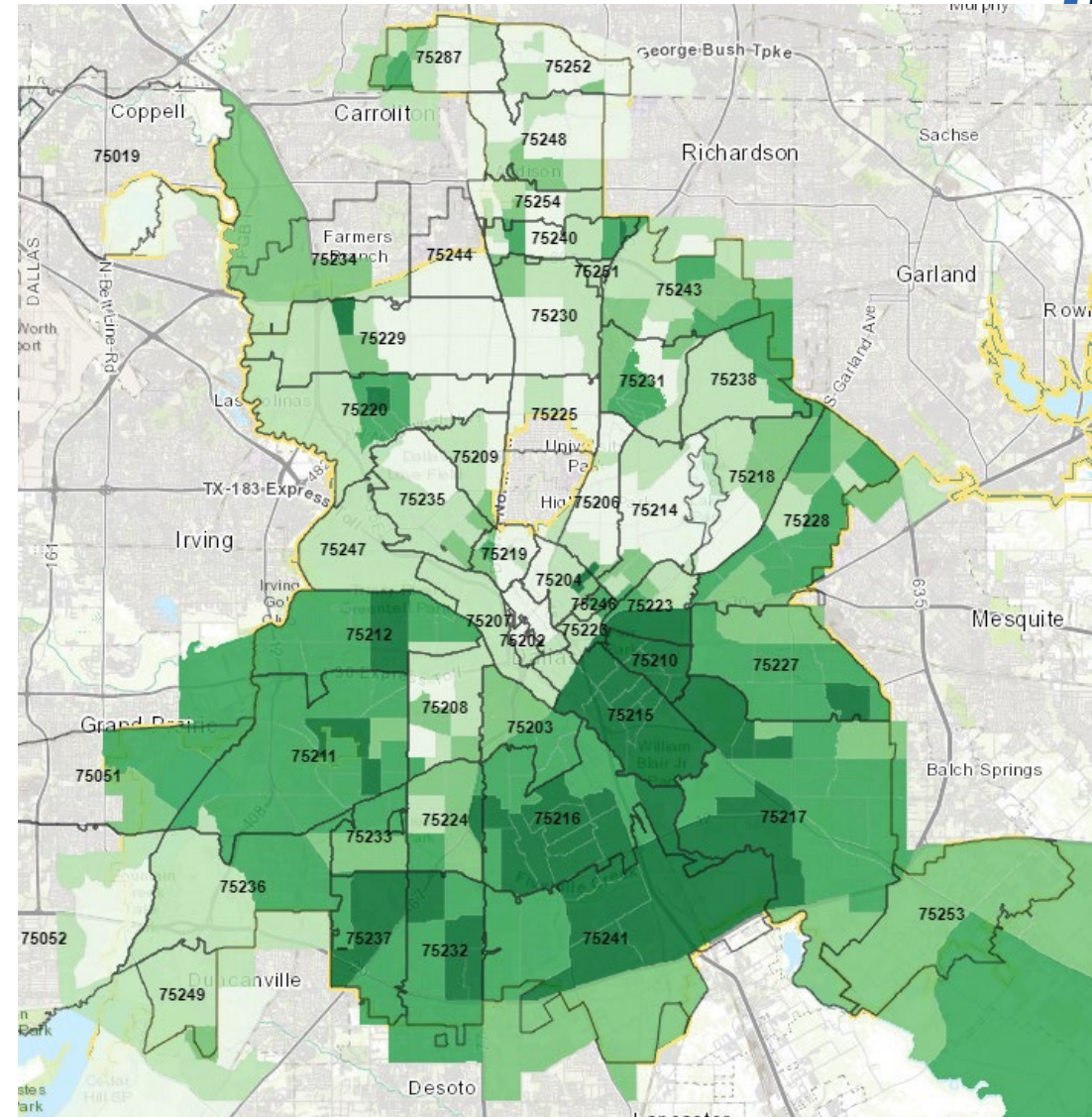
- Upgrading and installing streetlights which include multi-function devices that provides free City WiFi
- Construction currently in progress



Digital Sustainability – Library, Parks & Recreation



- Four libraries designated to which free City Wi-Fi was extended to their parking lots
- Hardware devices available for check-out to the public with City support 3,000 Hotspots and 1,500 Laptop Bundles
- \$3 million designated to extend free City Wi-Fi to PKR parks and facilities
- Prioritized list of PKR parks and facilities identified and project underway to deploy City Wi-Fi
- Locations to which free City Wi-Fi is being extended based upon identified areas of need



Texas Metro City/County Broadband Collaborative



- Coalition of metro cities and counties across Texas working together to advocate for our common interests at the state and federal level and share best practices and lessons learned.
- Recent activity:
 - Comments to NTIA related to BEAD and Middle Mile Grant Programs
 - Comments to FCC related to Digital Discrimination Rulemaking
 - Comments to Texas State Affairs Committee related to HB 5
 - Comments to State Broadband Office in the development of the State Broadband Plan





Federal Funding Opportunities



Infrastructure Investment and Jobs Act



- \$1.2T bill passed by Congress and signed into law by President Biden on November 15, 2021
- Largest ever investments in high-speed internet, rail and transit, clean energy, and water
- Roughly \$65B invested in high-speed internet efforts through 7 federal programs:
 - Administered by National Telecommunications and Information Administration (NTIA)
 - Broadband, Equity, Access, and Deployment (BEAD) Program (\$42.45B)
 - Digital Equity Planning, Capacity, and Competitive Grants (\$2.75B)
 - Tribal Broadband Connectivity Program (\$2.00B)
 - Middle Mile Broadband Infrastructure Program (\$1.0B)
 - Administered by other federal Agencies
 - Affordable Connectivity Program (\$14.2B)
 - Rural Broadband Programs at the Department of Agriculture (\$2.0B)
 - Private Activity Bonds (\$.06B)



Broadband, Equity, Access and Deployment Program



- Funding Pool: \$42.45B
- A program to get all Americans online by funding partnerships between states or territories, communities, and stakeholders to build infrastructure where we need it to increase adoption of high-speed internet
- Eligible uses of funds:
 - Planning for deployment of internet
 - Deploying or upgrading internet
 - Installing internet in multi-tenant buildings
 - Implementing adoption and digital equity programs
 - Workforce and job training
- Notice of Funding Opportunity – currently open, closes 7/18/2022
 - **Local government not eligible to apply**



Digital Equity Act Program



- Funding Pool: \$2.75B
 - State Planning - \$0.60B
 - State Capacity - \$1.44B
 - **Competitive - \$1.25B**
- Three programs that provide funding to promote digital inclusion and advance equity for all. They aim to ensure that all communities can access and use affordable, reliable, high-speed internet to meet their needs and to improve their lives
- Eligible uses of funds:
 - Develop digital equity plans; state must develop a plan to be eligible for state capacity grants
 - Implementing digital equity plans and related activities
 - Making awards to other entities to help make digital equity plans
 - Providing digital literacy and digital skills education
 - Improving accessibility and inclusivity of public resources
 - Facilitating the adoption of high-speed internet
- Notice of Funding Opportunity – State Planning Program currently open, closes 7/12/2022
 - **Local government not eligible to apply**



Middle Mile Grant Program



- Funding Pool: \$1B
- A program to expand middle mile infrastructure, to reduce the cost of connecting unserved and underserved areas.
- Eligible uses of funds:
 - Construction, improvement, or acquisition of facilities and equipment
 - Engineering design, permitting, and work related to projects
 - Personnel costs, including salaries and benefits
 - Other costs necessary for program's activities
- Notice of Funding Opportunity – Opens 6/21/2022, closes 9/30/2022
 - **Local government eligible to apply**



Affordable Connectivity Program



- Funding Pool: \$14.2B
- Program to help low-income families pay for internet service. Families can get up to \$30 per month, or \$75 per month if they live on qualifying Tribal Lands. And they can get \$100 to help pay for a desktop, laptop, or tablet computer.
- Two-Step Process:
 - Submit an application to www.AffordableConnectivity.gov or by mail.
 - Apply to internet service provider and select a plan to have the discount applied to the bill.



Affordable Connectivity Program
Helping Households Connect

Bridging the Digital Divide, Together



Internet Service

Providers/Telecomm

- Support communications to amplify ACP
- Engage with all sectors to collaborate



Anchor Institutions

- Apply for and/or partner on BEAD and Digital Equity applications
- Identify opportunities for collaboration across sectors



Private Sector

- Advocate for community needs and interests
- Support community organizations through funding opportunities

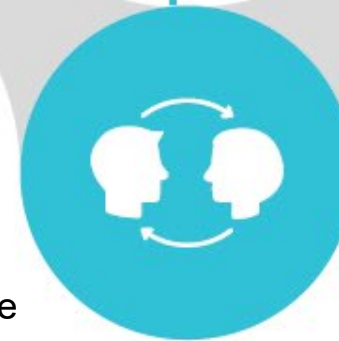


Local government

- Leverage federal and state funding opportunities in partnership with private sector, community organizations, and non-profits

Community Orgs/ NPOs

- Participate in federal, state, and local funding opportunities
- Identify and communicate trends and needs in the community



Residents

- Engage and participate in federal and local programs
- Provide feedback and comments on efficiency of programs offered



Next Steps



- Utilize ARPA funding allocation to implement recommendations
 - Fiber Back Bone
 - Fixed Wireless Network
 - Digital Equity Programs
- Coordinate and align investment opportunities with external partners and stakeholders
- Target additional federal, state and private funding





City of Dallas

Implementation Update on Broadband and Digital Equity Strategic Plan

**City Council Briefing
June 1, 2022**

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