

**APRIL 1, 2020 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 April 1, 2020. 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

3-27-2020

Date



Elizabeth Reich
Chief Financial Officer

3-27-20

Date

RECEIVED

2020 MAR 29 AM 1: 01

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

1500 Marilla Street
Dallas, Texas 75201



COUNCIL BRIEFING AGENDA

REVISED

April 1, 2020

9:00 AM

Public Notice

2 0 03 1 0

POSTED CITY SECRETARY
DALLAS, TX

(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

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 retrasará o interrumpirá los procedimientos, o se negará 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

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 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.

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 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."

The City Council meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office. 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/onstage/g.php?MTID=edb2efe6aa2dc8401859a7799b761070c](https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=edb2efe6aa2dc8401859a7799b761070c)

9:00 a.m. Invocation and Pledge of Allegiance

Special Presentations

Open Microphone Speakers

VOTING AGENDA

1. [20-624](#) Approval of Minutes of the March 4, 2020 City Council Briefing and March 18, 2020 Special Called Meeting
2. [20-625](#) 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. [20-637](#) 2020 Community Survey Results
Attachments: [Presentation](#)
- B. [20-638](#) Transit-Oriented Development Planning and Implementation
Attachments: [Presentation](#)
- C. [20-639](#) 57th Supplemental Bond Ordinance for DFW Airport
Attachments: [Presentation](#)

Closed Session

Personnel (Sec. 551.074 T.O.M.A.)

- Discuss the appointment of the city attorney

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
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-624

Item #: 1.

SUBJECT

Approval of Minutes of the March 4, 2020 City Council Briefing and March 18, 2020 Special Called Meeting



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-625

Item #: 2.

AGENDA DATE: April 1, 2020

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
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-637

Item #: A.

2020 Community Survey Results

2020 Community Survey

City of Dallas, Texas

Presented by



April 2020

ETC Institute

A National Leader in Market Research for Local Governmental Organizations

...helping city and county governments gather and use survey data to enhance organizational performance for more than 35 years



More than 2,200,000 persons surveyed since 2010 for more than 900 communities in 49 States, including 13 of the 20 largest U.S. cities

Cities with Populations Above 500,000 in ETC Institute's Database

- Dallas, TX
- San Antonio, TX
- Austin, TX
- Fort Worth, TX
- El Paso, TX
- Atlanta, GA
- Charlotte, NC
- Columbus, OH
- Denver, CO
- Detroit, MI
- Indianapolis, IN
- Las Vegas, NV
- Los Angeles, CA
- Louisville, KY
- Memphis, TN
- Mesa, AZ
- Milwaukee, WI
- Nashville, TN
- Oklahoma City, OK
- San Diego, CA
- San Francisco, CA
- Seattle, WA
- Tucson, AZ
- Washington D.C.

ETC Institute maintains data for 24 of the 37 U.S. cities with populations above 500,000

Agenda

- Purpose
- Survey Methodology
- Bottom Line Upfront
- Major Findings
- Summary
- Questions

Purpose

- Gather input from residents to objectively assess the quality of City services
- Track the City's performance over time
- Help identify opportunities for improvement

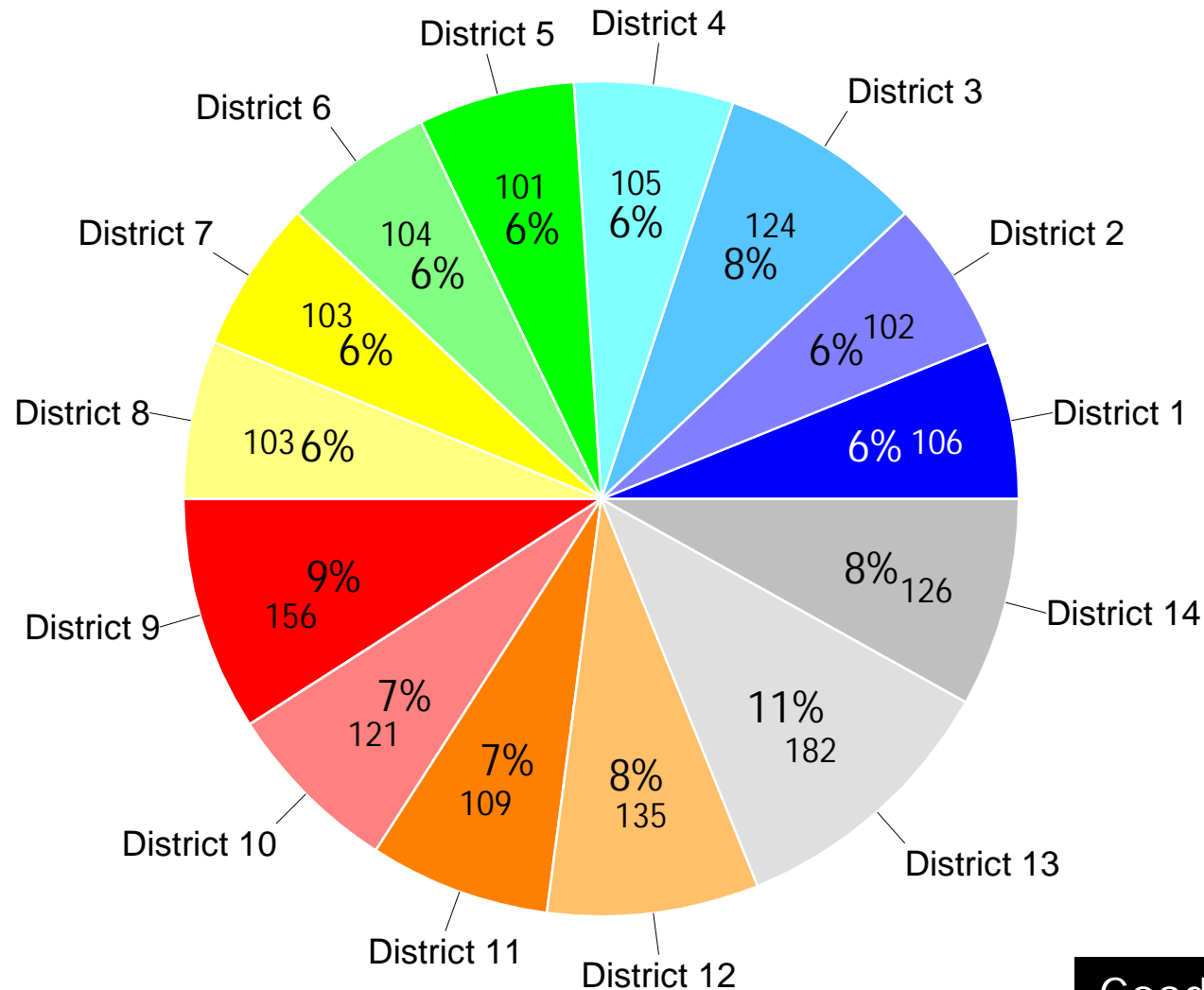
Survey Methodology

- Survey description:
 - survey was 7 pages long
 - took 15-20 minutes to complete
- Sample size: 1,667 completed surveys
 - over 100 surveys were completed per council district
- Method of administration:
 - by mail, online and phone
 - randomly selected sample of households in the City
 - results valid for all 14 council districts
- Confidence level: 95%
- Margin of error: +/- 2.4% overall
- GIS mapping

Location of Survey Respondents

Survey Respondents by Council District

by percentage of respondents



Good representation
by district

Bottom Line Up Front

- Residents have a positive perception of the City
 - ▣ 76% rated Dallas as “excellent” or “good” place to live; only 4% gave a rating of “poor”
- Overall satisfaction with City services is 10% above the national average for large U.S. cities
- Dallas is setting the standard for customer service among large U.S. cities
- Top overall priorities for residents:
 - ▣ Infrastructure maintenance
 - ▣ Police services

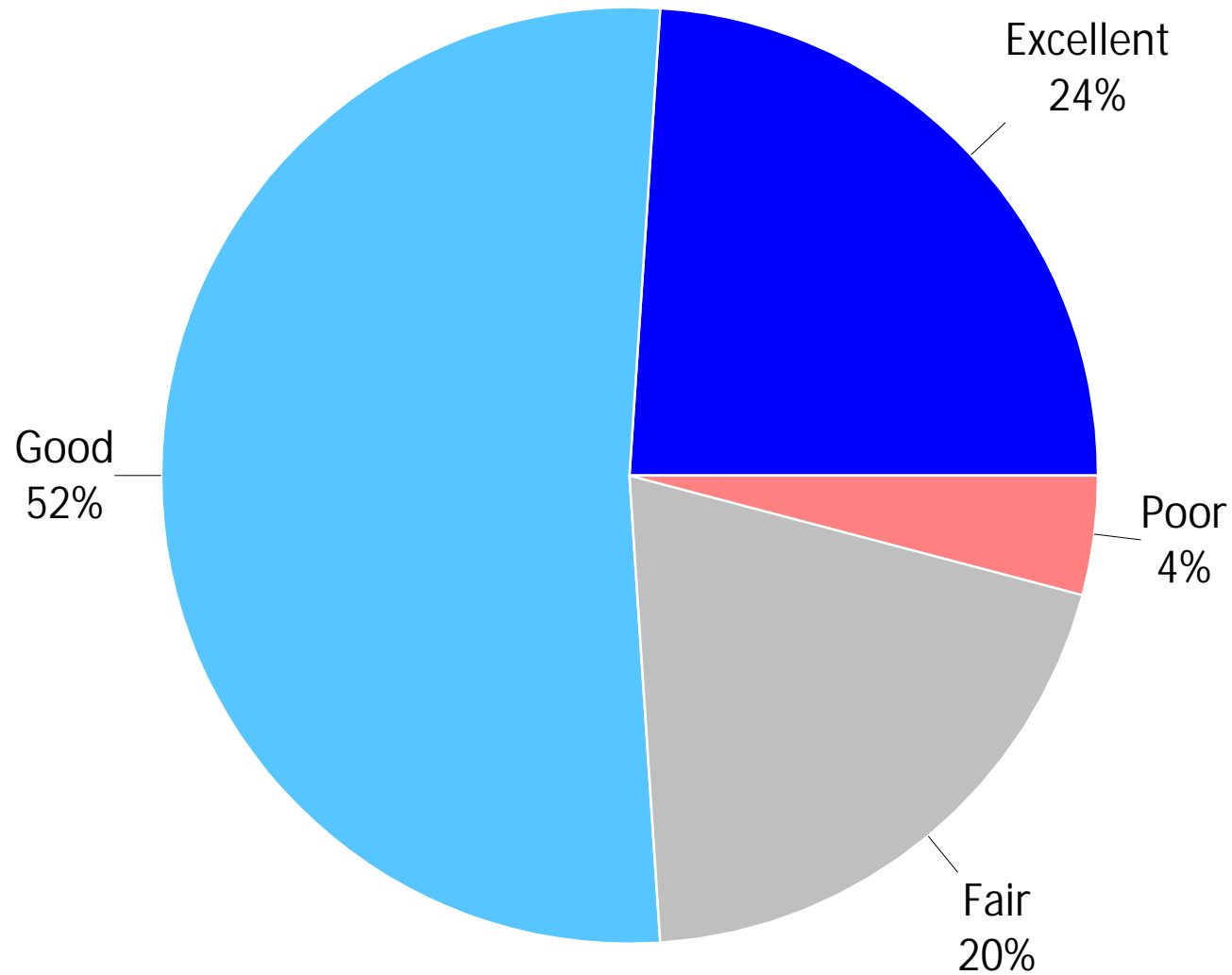


Major Finding #1

Residents Have a Positive
Perception of the City

Q1. Dallas as a Place to Live

by percentage of respondents (excluding "don't knows")

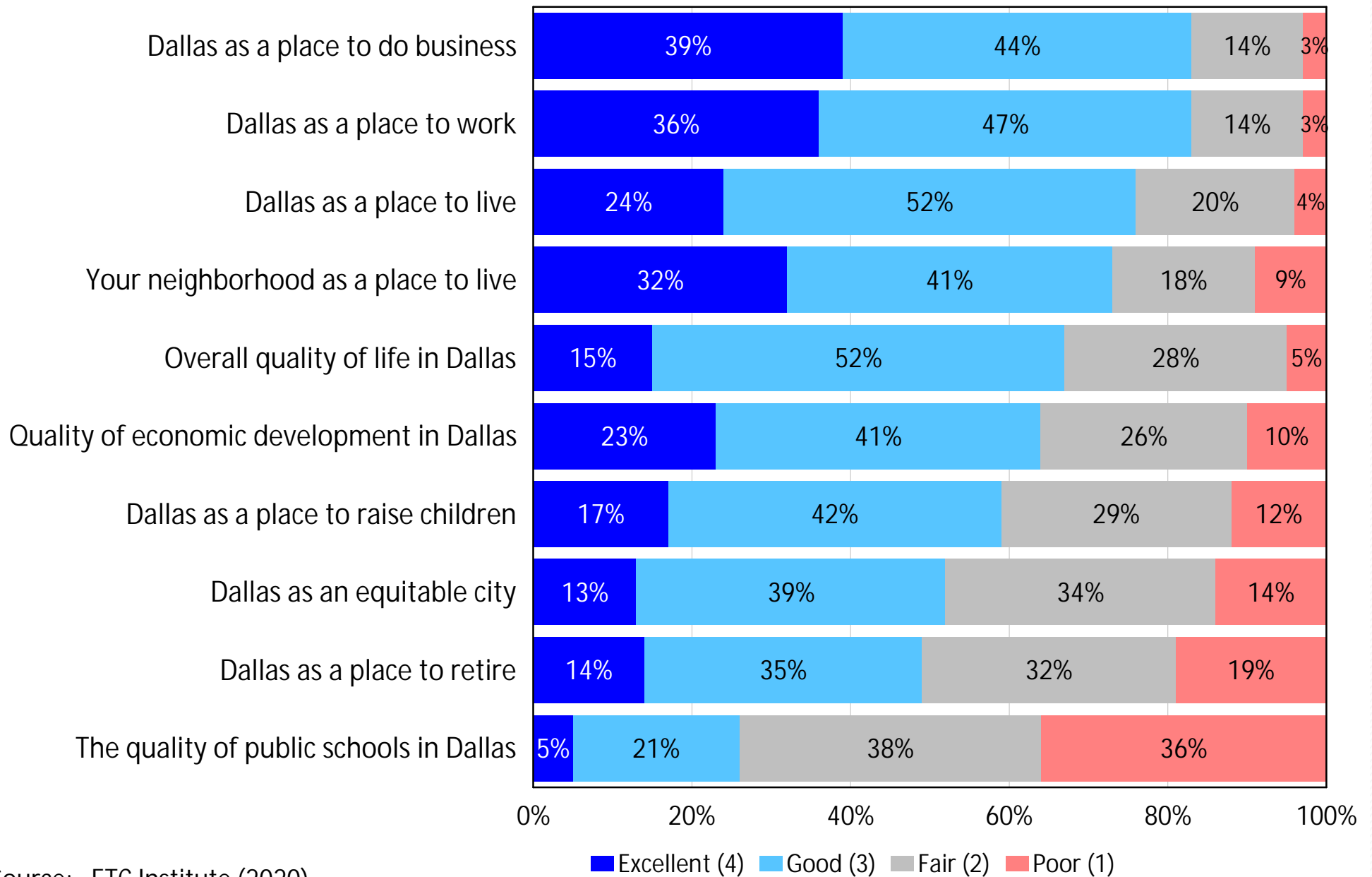


Source: ETC Institute (2020)

76% of Residents Rated Dallas as an "Excellent" or "Good" Place to Live;
Only 4% Gave a Rating of "Poor"

Q1. Quality of Life Ratings

by percentage of respondents who rated the item as a 1 to 4 on a 4-point scale, where a rating of 4 is "excellent" and a rating of 1 is "poor" (excluding don't knows)

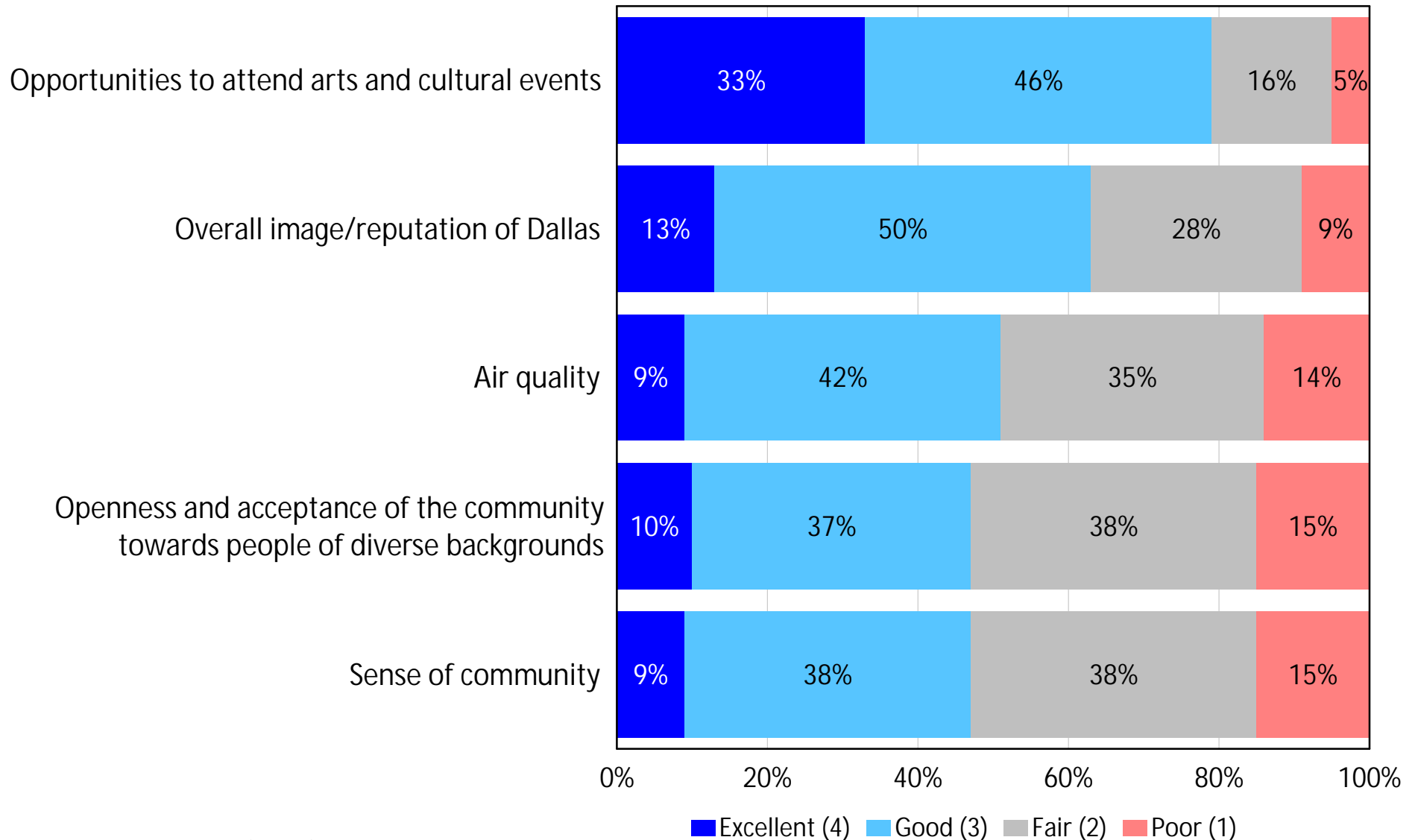


Source: ETC Institute (2020)

Most Residents Gave Positive Ratings for Dallas as a Place to do Business, Work, and Live

Q2. Ratings of Characteristics of the Community: General Characteristics and Opportunities

by percentage of respondents who rated the item as a 1 to 4 on a 4-point scale, where a rating of 4 is "excellent" and a rating of 1 is "poor" (excluding don't knows)

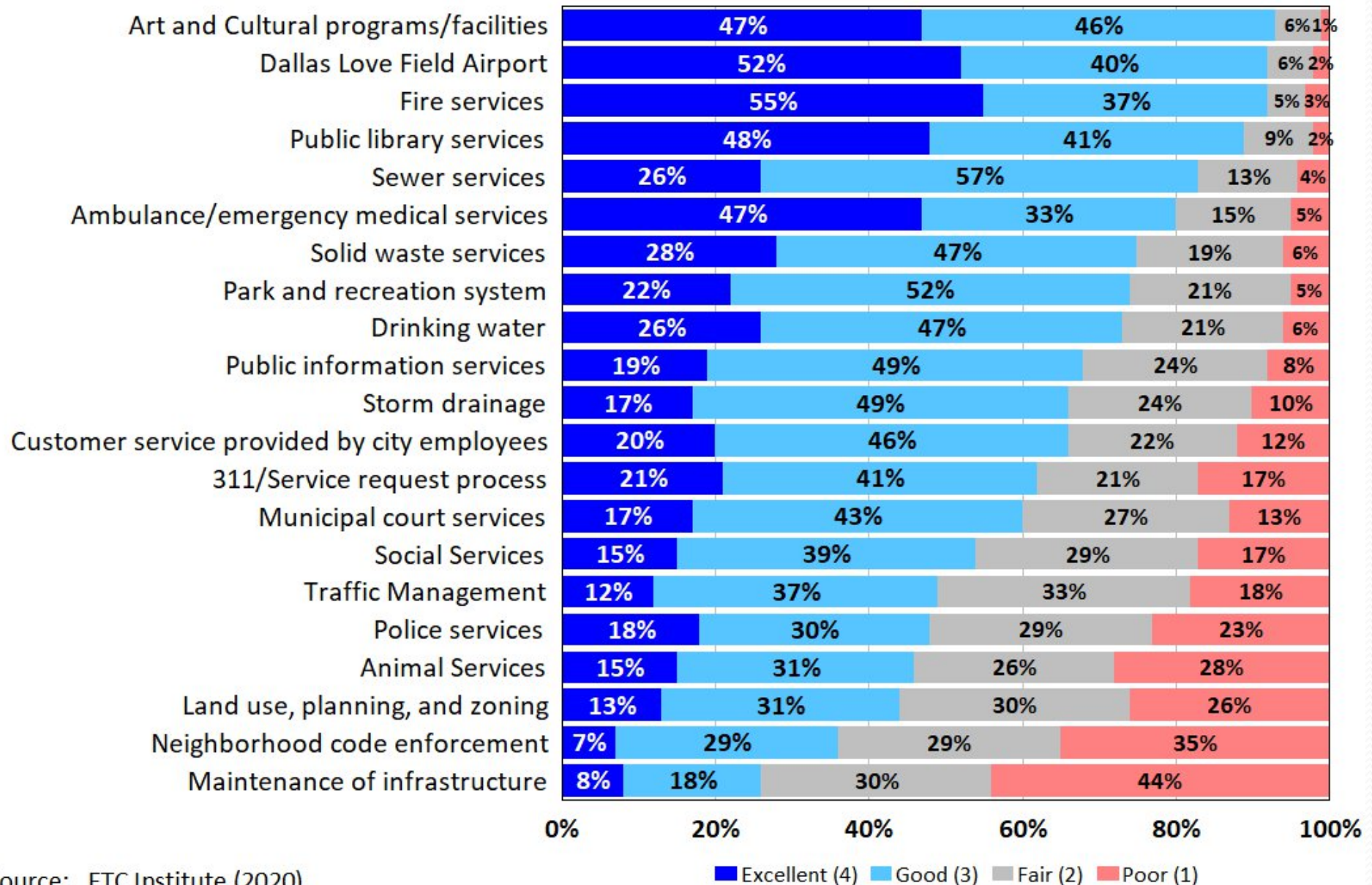


Source: ETC Institute (2020)

Dissatisfaction Was Low in All Areas Rated within this Category

Q8. Ratings of Major Categories of City Services

by percentage of respondents who rated the item as a 1 to 4 on a 4-point scale, where a rating of 4 is "excellent" and a rating of 1 is "poor" (excluding don't knows)



Source: ETC Institute (2020)

With the Exception of the Maintenance of Infrastructure, the Percentage of "Excellent/Good" Ratings Exceeded the Percentage of "Poor" Ratings



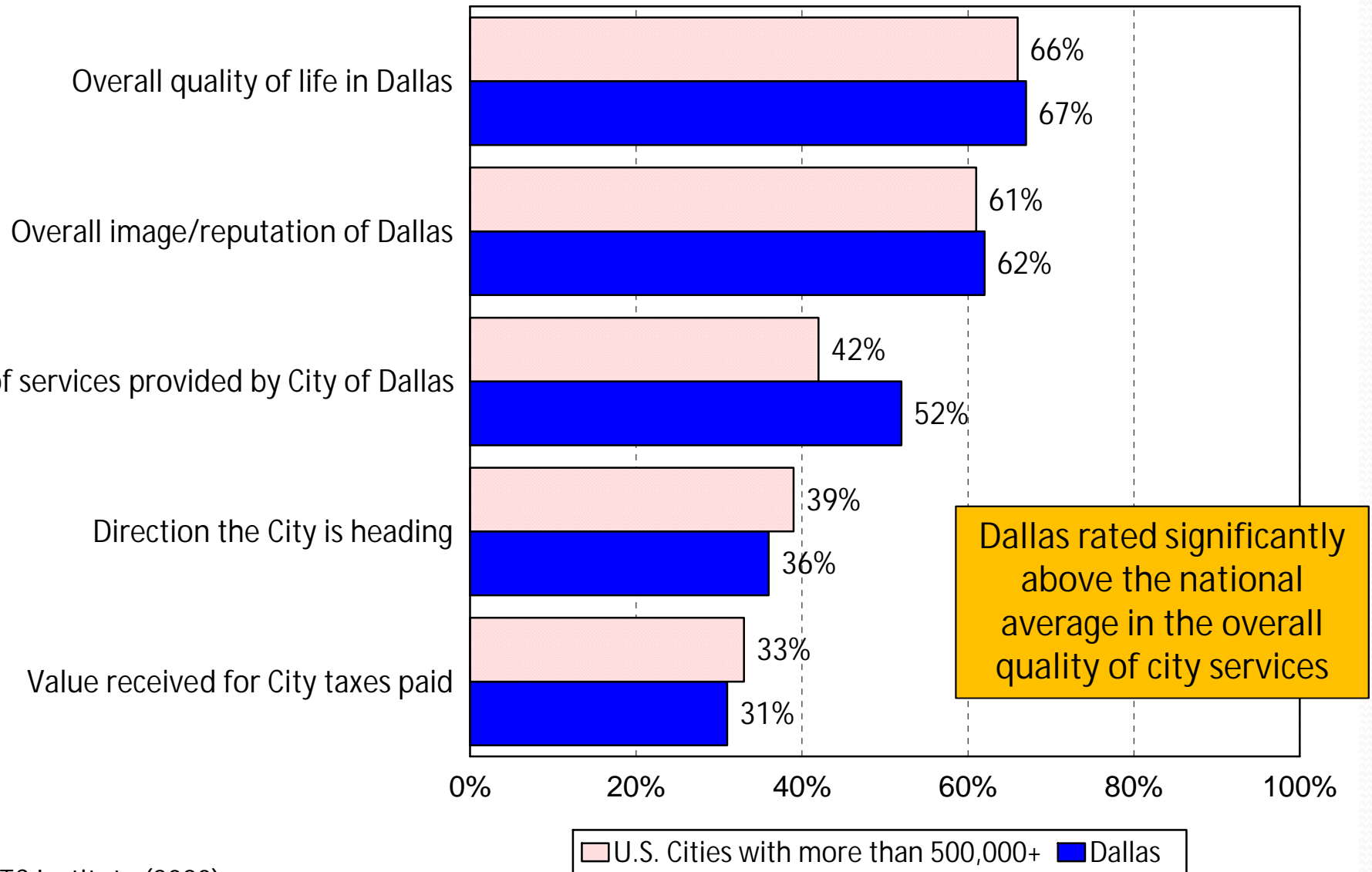
Major Finding #2

The City Is Setting the Standard
for Service Delivery Compared
to Other Large Cities

Perceptions of the City

Dallas vs. Other Large U.S. Communities

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 4 was "satisfied"



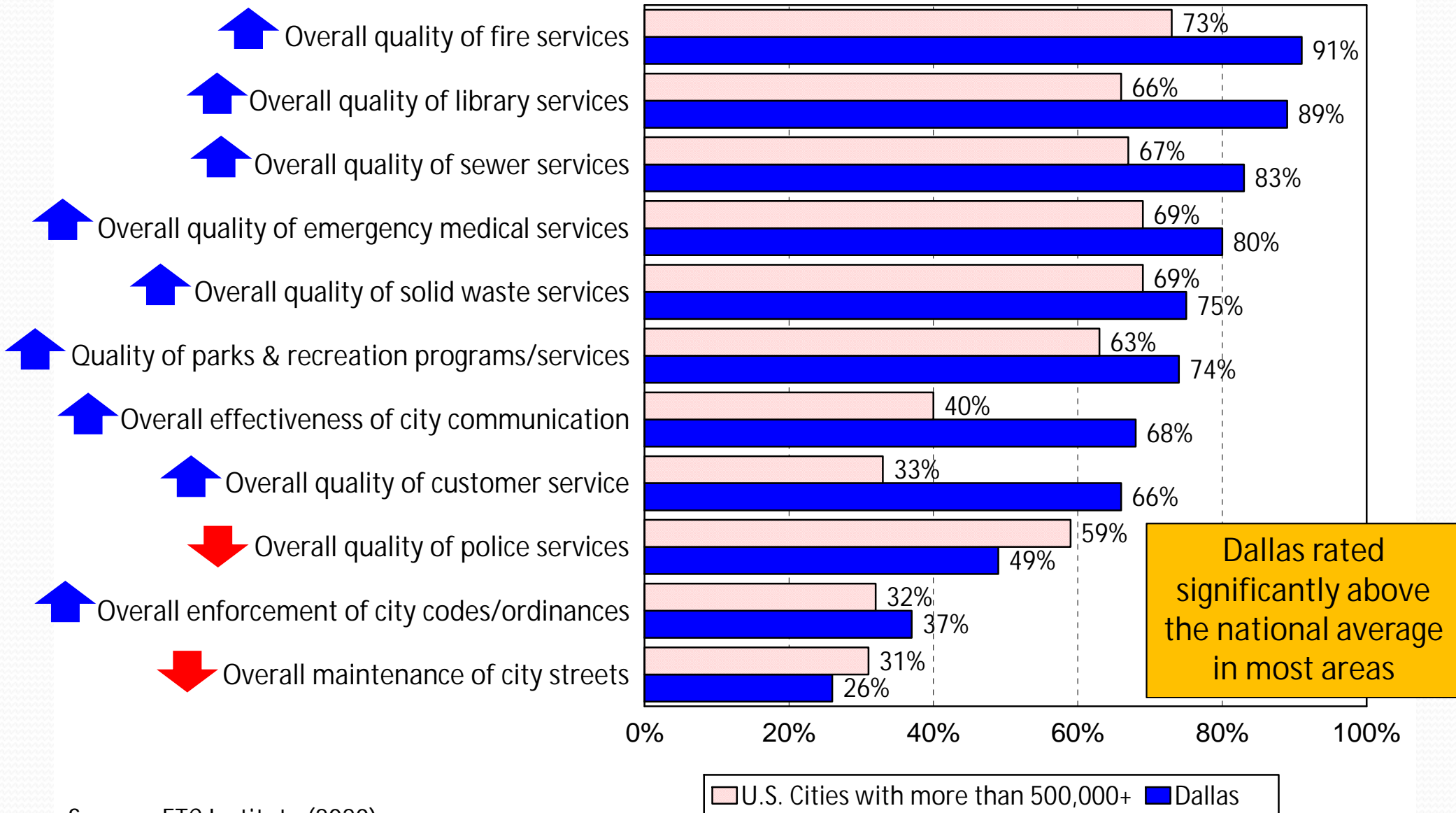
Source: ETC Institute (2020)

Significantly Higher Than U.S. Average:  Significantly Lower Than U.S. Average: 

Satisfaction with City Services

Dallas vs. Other Large U.S. Communities

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 4 was "satisfied"

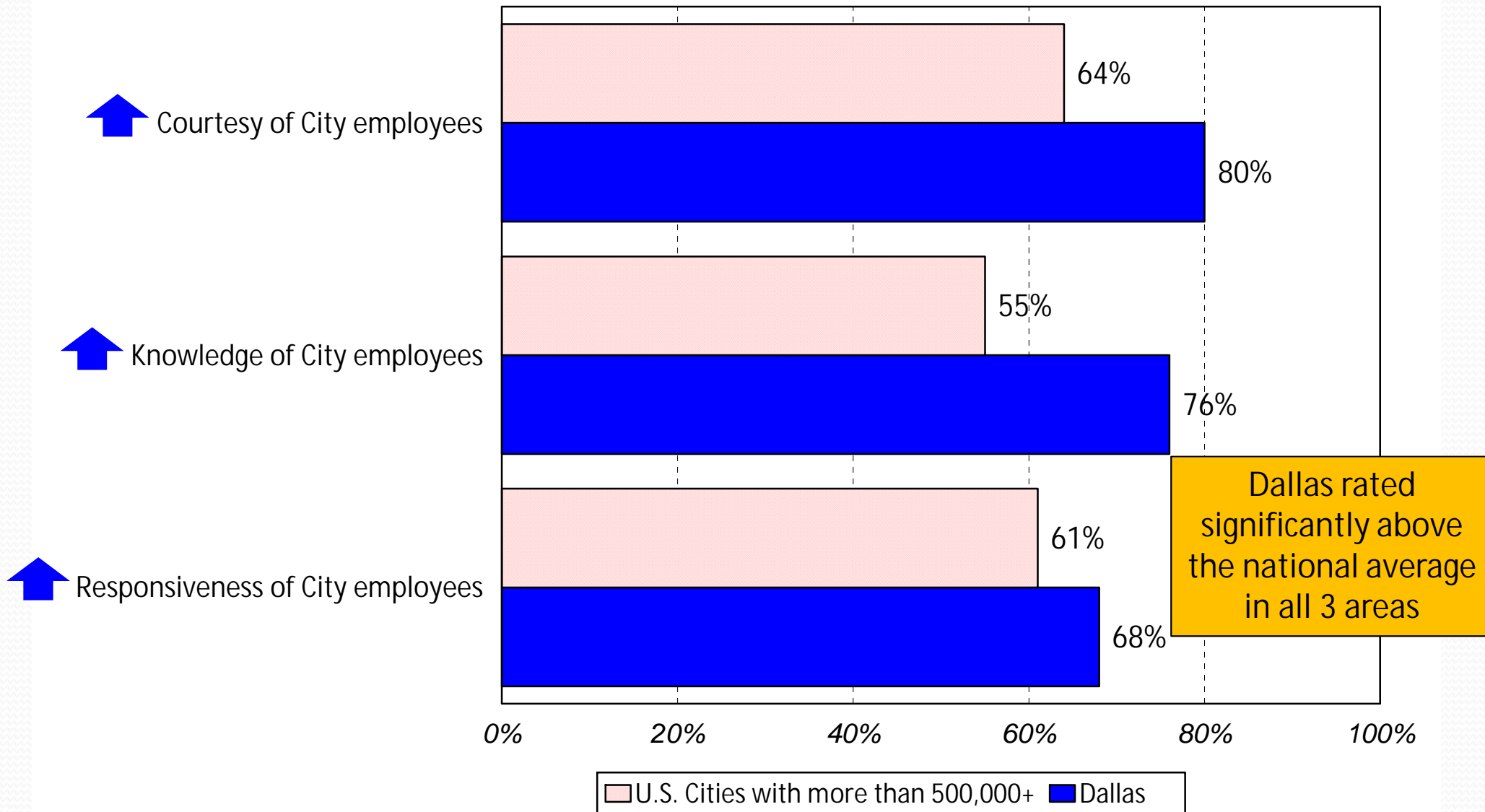


Significantly Higher Than U.S. Average:  Significantly Lower Than U.S. Average: 

Customer Service from City Employees

Dallas vs. Other Large U.S. Communities

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale
where 5 was "very satisfied" and 4 was "satisfied"



Source: ETC Institute (2020)

Significantly Higher Than U.S. Average:  Significantly Lower Than U.S. Average: 



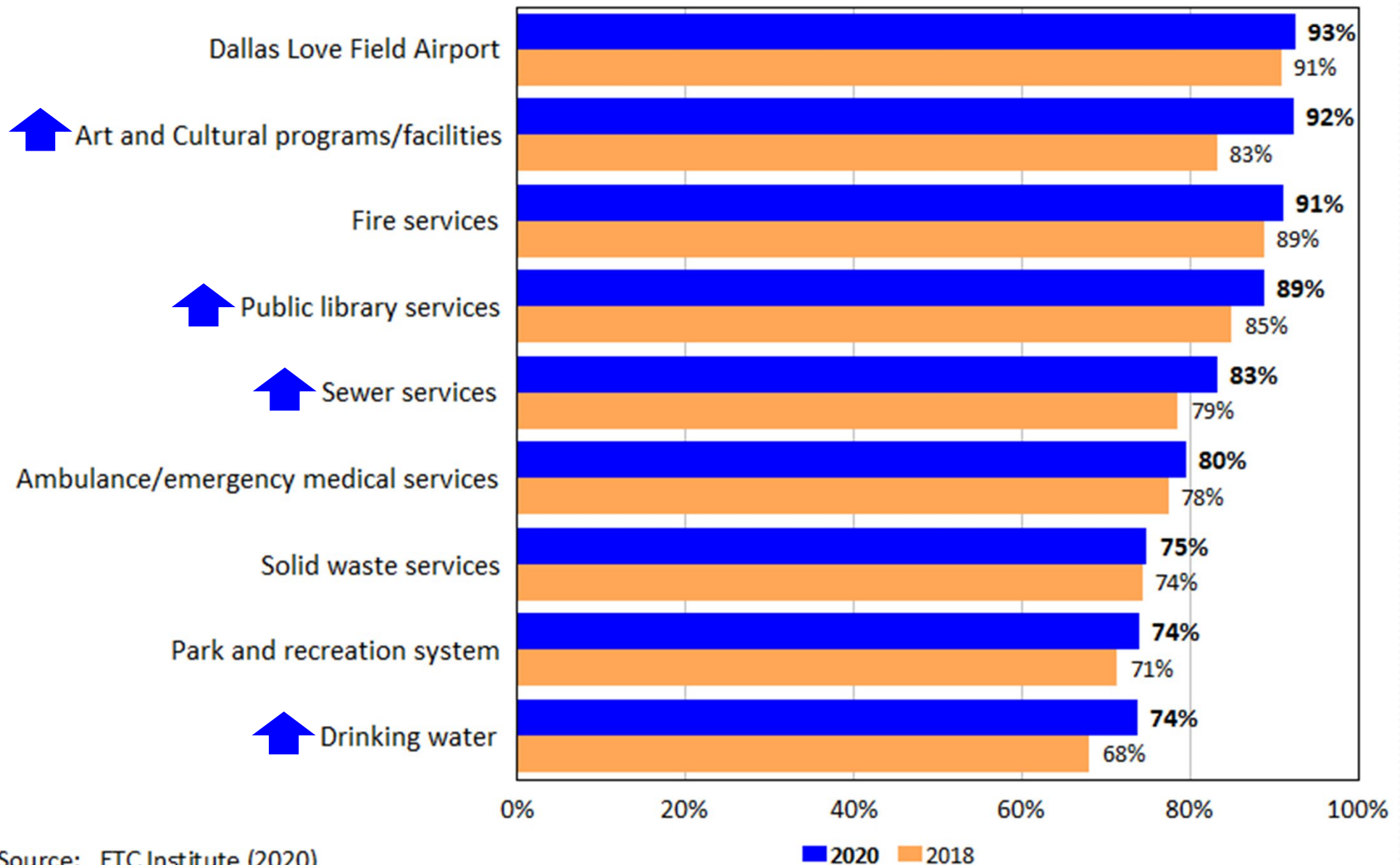
Major Finding #3

Trend Analysis

Q8. Ratings of Major Categories of City Services

Trends

by percentage of respondents who rated the item as "excellent" or "good" (excluding don't knows)



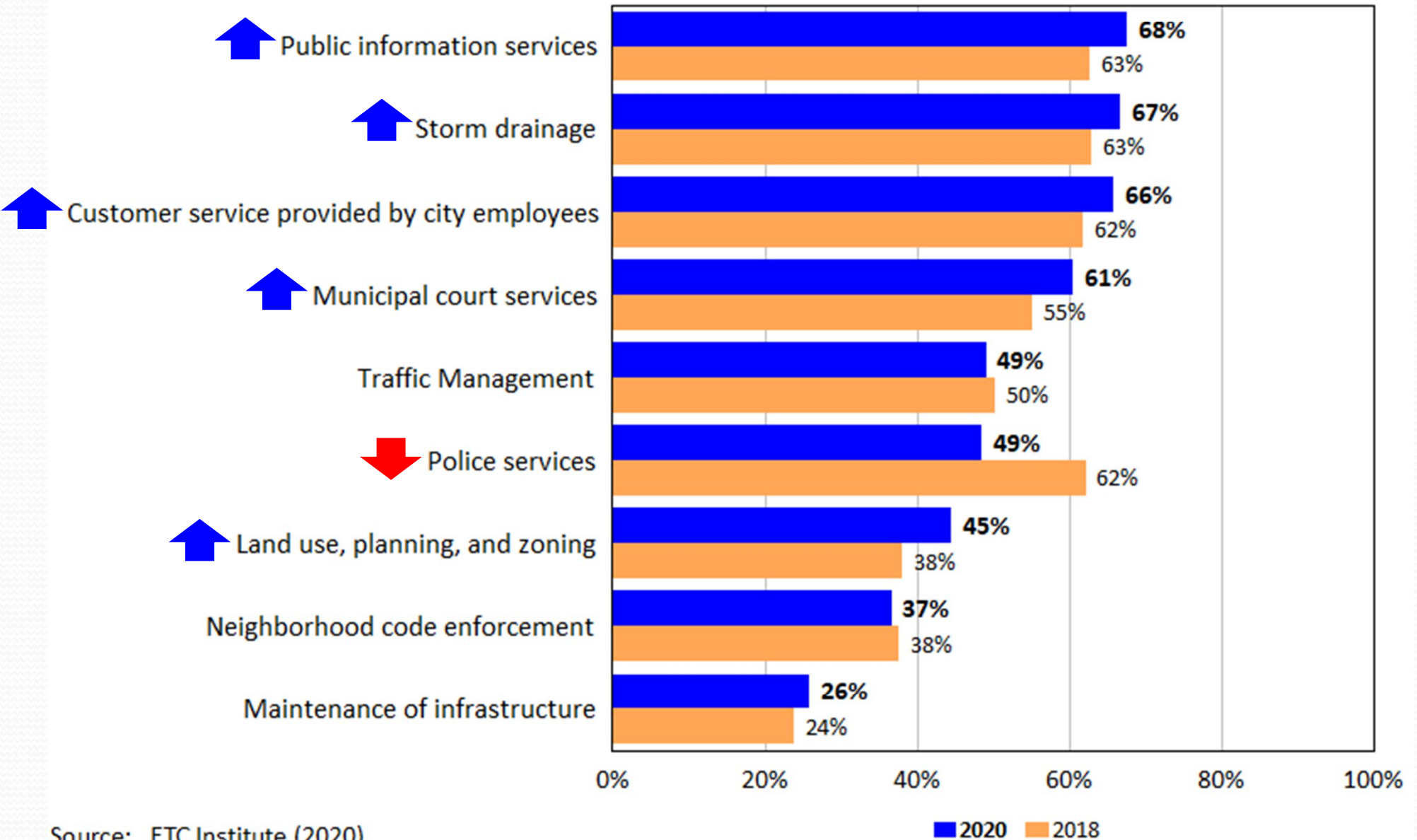
Significant Increases From 2018: ↑

Significant Decreases From 2018: ↓

Q8. Ratings of Major Categories of City Services (Cont.)

Trends

by percentage of respondents who rated the item as "excellent" or "good" (excluding don't knows)



Source: ETC Institute (2020)

Significant Increases From 2018: ↑ Significant Decreases From 2018: ↓

Short-Term Trends

Notable Short-Term Increases Since 2018

- ☐ Arts and cultural programs
- ☐ Land use, planning, and zoning
- ☐ Sewer services
- ☐ Public information services
- ☐ Your neighborhood as a place to live

Notable Short-Term Decreases Since 2018

- ☐ Range/variety of recreation programs/classes
- ☐ Crime prevention
- ☐ Recreation centers/facilities
- ☐ Police services
- ☐ Services to low income residents

Long-Term Trends

Notable Short-Term Increases Since 2007

- ☐ Arts and cultural programs
- ☐ Sewer services
- ☐ Courtesy of City employees
- ☐ Your neighborhood as a place to live
- ☐ Overall customer service from City employees

Notable Short-Term Decreases Since 2007

- ☐ Traffic enforcement
- ☐ Ease of travel by bus
- ☐ Alley maintenance
- ☐ Crime prevention
- ☐ Ease of travel by car



Major Finding #4

Opportunities for Improvement

2020 Importance-Satisfaction Rating

Dallas, Texas

Major Categories of City Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very High Priority (IS >.20)						
Maintenance of infrastructure	55%	2	26%	21	0.4038	1
Police services	58%	1	49%	17	0.2966	2
High Priority (IS .10-.20)						
Neighborhood code enforcement	28%	4	37%	20	0.1760	3
Traffic management	31%	3	49%	16	0.1598	4
Social services	25%	5	54%	15	0.1148	5
Medium Priority (IS <.10)						
Land use, planning, and zoning	13%	11	45%	19	0.0698	6
Animal Services	11%	13	46%	18	0.0585	7
Drinking water	21%	6	74%	9	0.0539	8
Customer service provided by city employees	12%	12	66%	12	0.0396	9
Ambulance/emergency medical services	19%	7	80%	6	0.0388	10
Solid waste services	15%	8	75%	7	0.0377	11
Park and recreation system	13%	10	74%	8	0.0338	12
311/Service request process	9%	14	62%	13	0.0324	13
Storm drainage	7%	15	67%	11	0.0246	14
Public information services	4%	19	68%	10	0.0126	15
Fire services	13%	9	91%	3	0.0117	16
Sewer services	5%	17	83%	5	0.0087	17
Municipal court services	2%	21	61%	14	0.0083	18
Public library services	5%	18	89%	4	0.0053	19
Art and Cultural programs/facilities	7%	16	92%	2	0.0052	20
Dallas Love Field Airport	3%	20	93%	1	0.0022	21

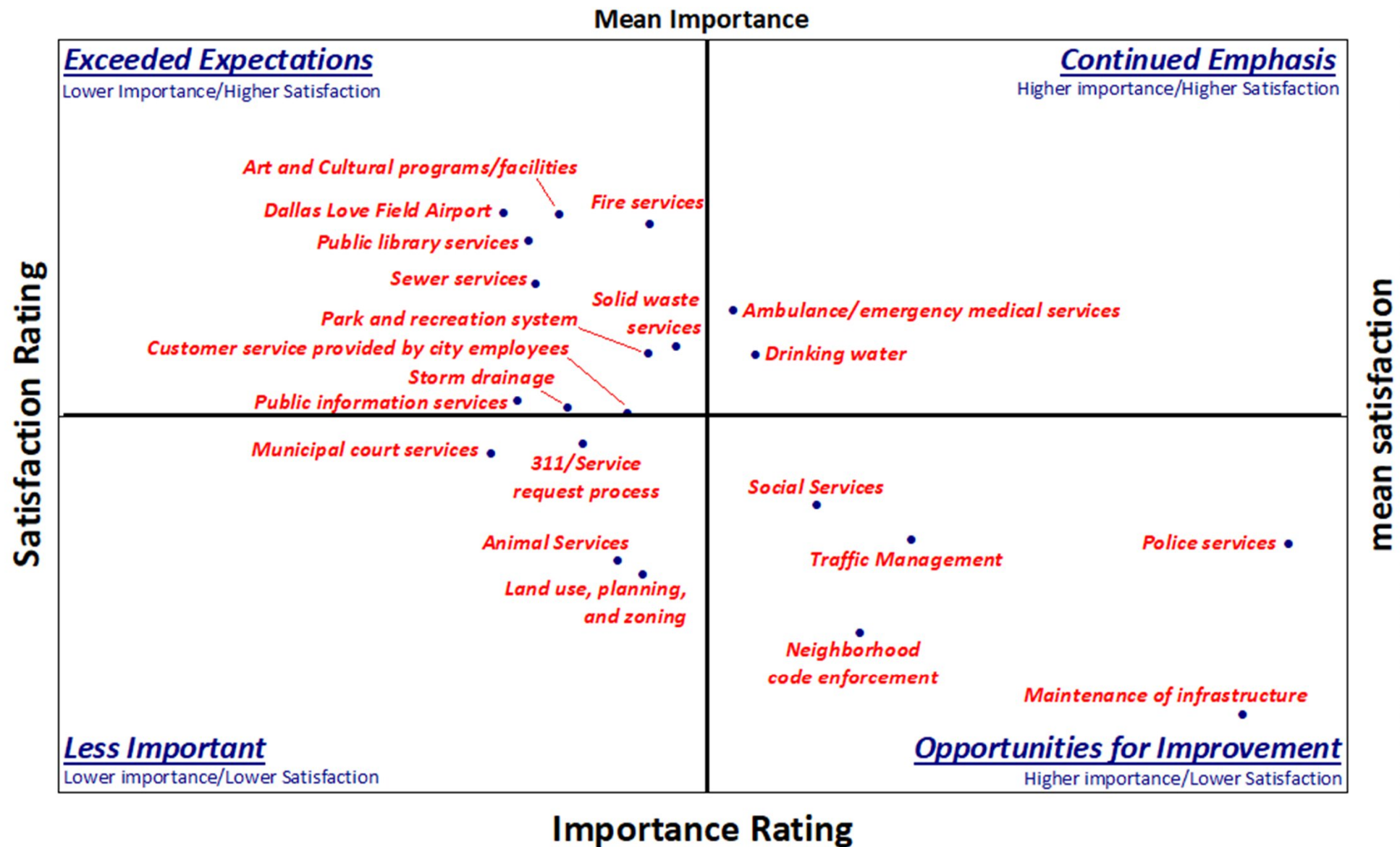
Overall Priorities:

City of Dallas Community Survey

Importance-Satisfaction Assessment Matrix

-Major Categories of City Services-

(points on the graph show deviations from the mean importance and satisfaction ratings given by respondents to the survey)





Summary

Summary

- Residents have a positive perception of the City
 - 76% rated Dallas as “excellent” or “good” place to live; only 4% gave a rating of “poor”
- Overall satisfaction with City services is 10% above the national average for large U.S. cities
- Dallas is setting the standard for customer service among large U.S. cities
- Top overall priorities for residents:
 - Infrastructure maintenance
 - Police services



Questions?

THANK YOU!!



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-638

Item #: B.

Transit-Oriented Development Planning and Implementation

Transit-Oriented Development Planning and Implementation

City Council Briefing
April 1, 2020

Peer F. Chacko, Director
Planning & Urban Design
City of Dallas



Purpose

- Provide an overview of a proposed planning and implementation framework to proactively promote Transit-Oriented Development (TOD) in Dallas.
- What is TOD?
 - Compact, walkable, mixed use communities centered around high-quality transit systems.



*West Village, CityPlace/Uptown Station - Dallas
Credit: Visit Dallas*

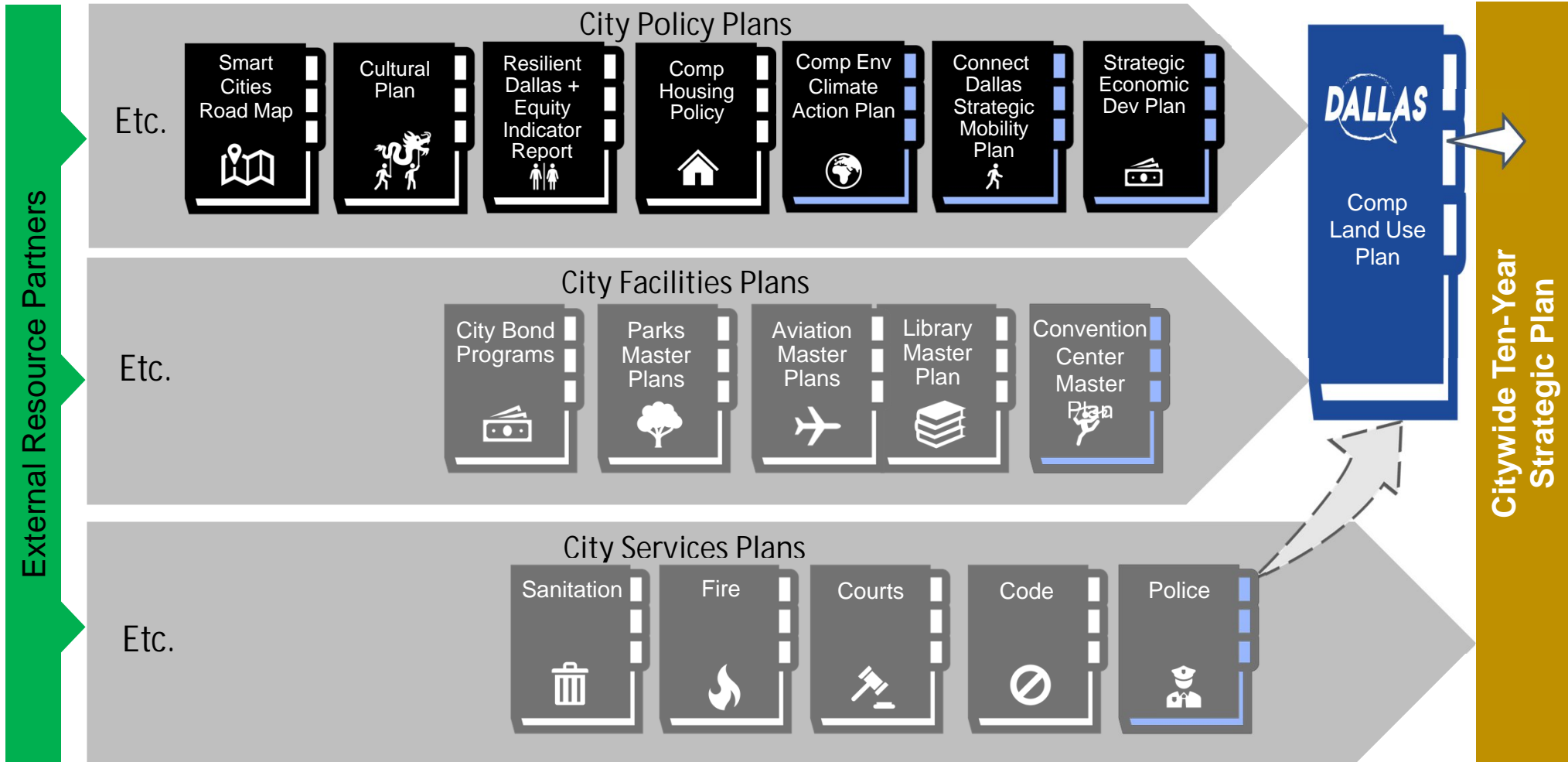


Presentation Outline

1. Background
2. TOD Goals
3. TOD Area Typology
4. TOD Implementation Strategy
5. TOD Task Force
6. TOD Timeline
7. Next Steps

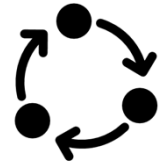


Citywide Planning Framework

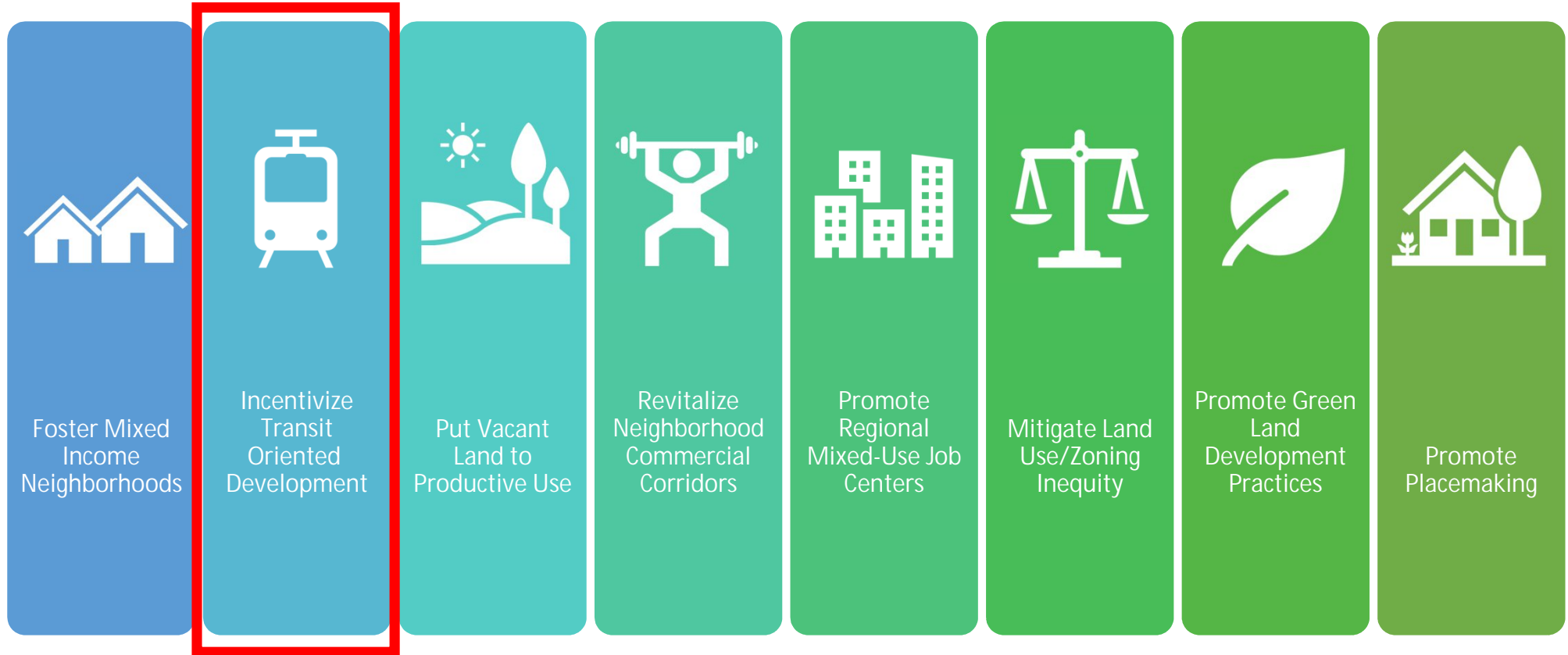


Comprehensive Land Use Plan Update

- Establish a future land use vision to guide City actions towards strategic objectives and foster continuity of purpose
- Integrate other citywide planning efforts that impact land use and development
- Protect and leverage valued community assets and investments while balancing competing land development objectives



Preliminary Strategic Themes



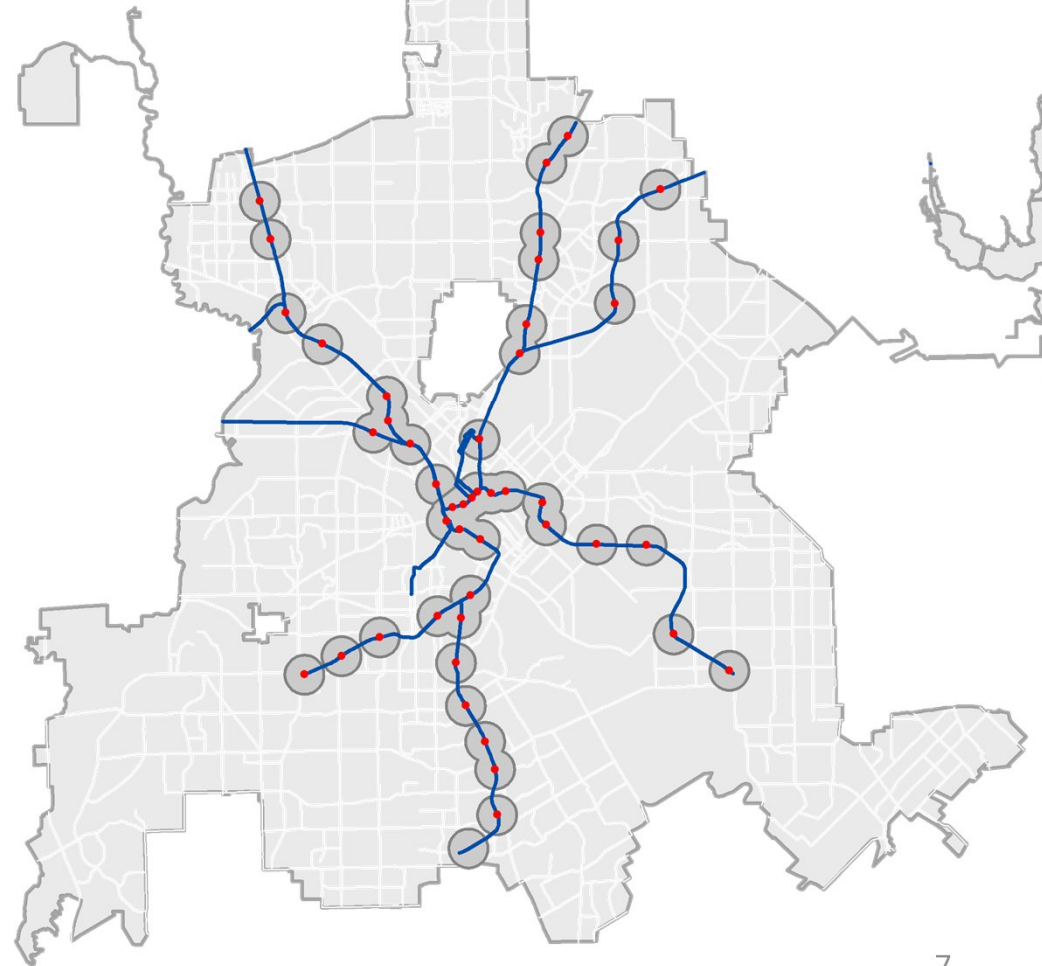
- Preliminary themes are based on existing planning initiatives. Additional themes will emerge through community engagement.



Current Transit and Land Use

- 46 DART and TRE stations
- Proportion of city served by light rail (half-mile radius):
 - Land area: 9%
 - Population: 13%
 - Jobs: 39%
- 3.8% of Dallas residents commute via public transit
- 50,000 Dallas residents commute over an hour each way to/from work

* Sources: Reference USA, City of Dallas, 2018 ACS

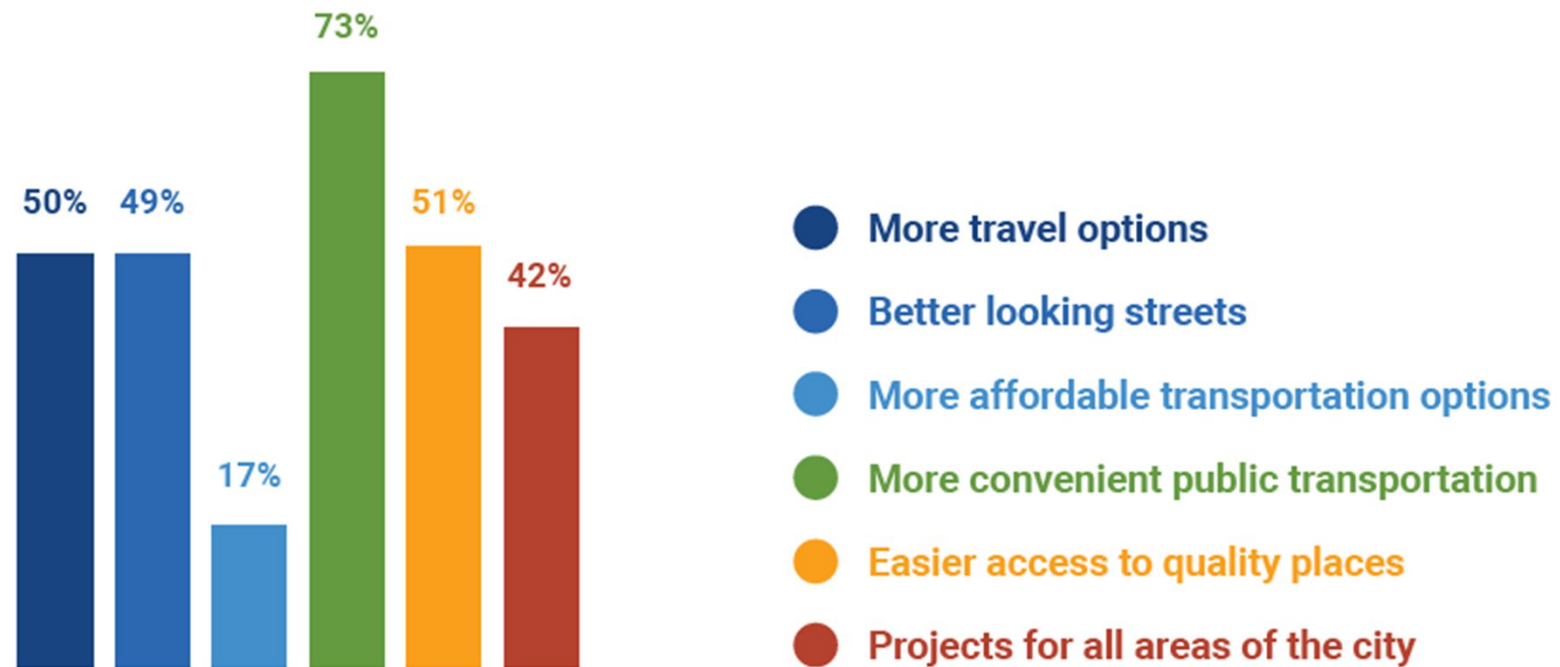


Existing Rail Transit Lines and Station Areas



Public Attitudes Towards Transit

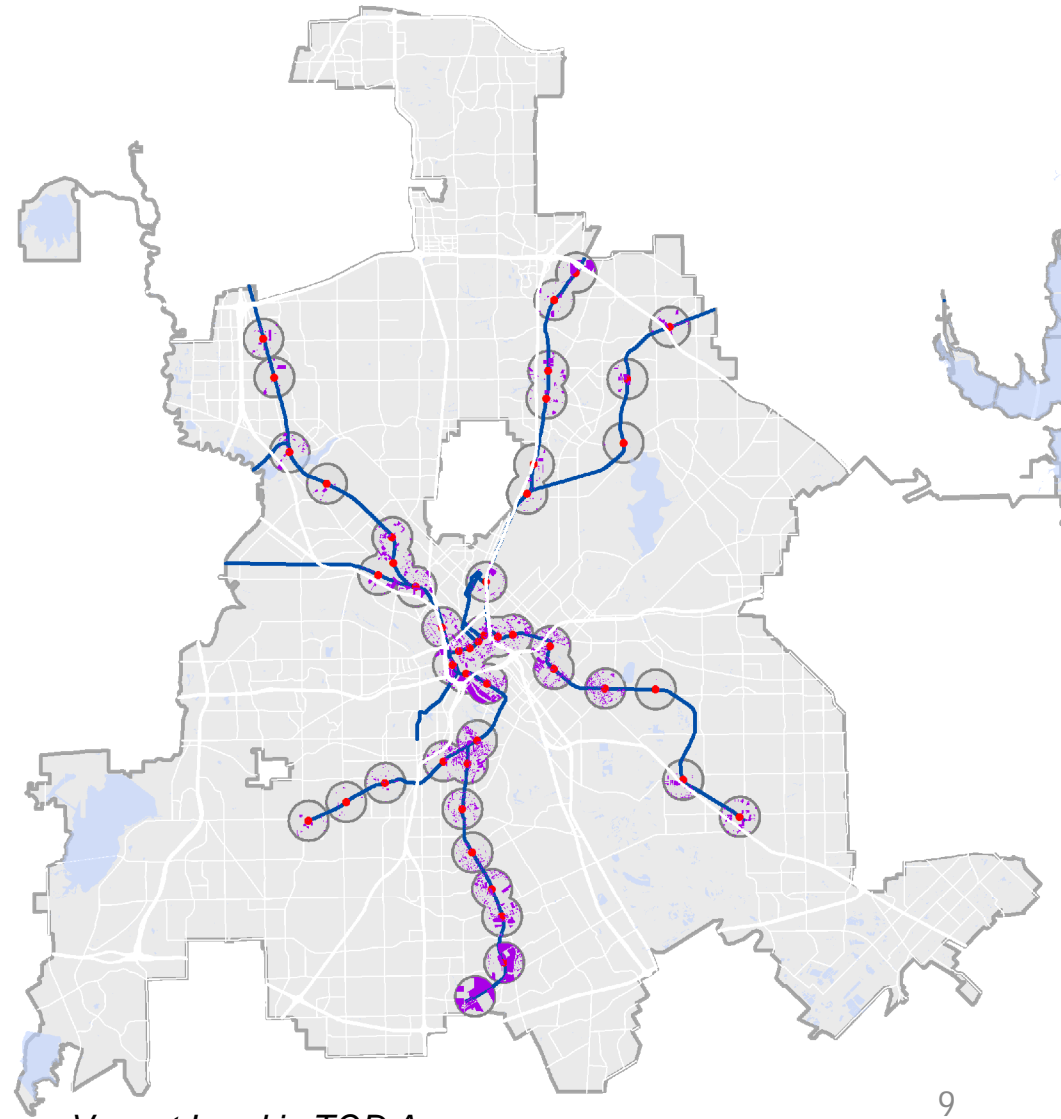
- What three changes would you like to see through the Connect Dallas process? *



* Source: Connect Dallas Public Opinion Survey

TOD Potential

- Dallas is expected to add up to 400,000 residents by Year 2045
- TOD areas can sustainably accommodate significant growth
- 2,700 acres of vacant land near transit
 - 54,000 residential units are possible at an average density of 20 units per acre



Vacant Land in TOD Areas



TOD Goals

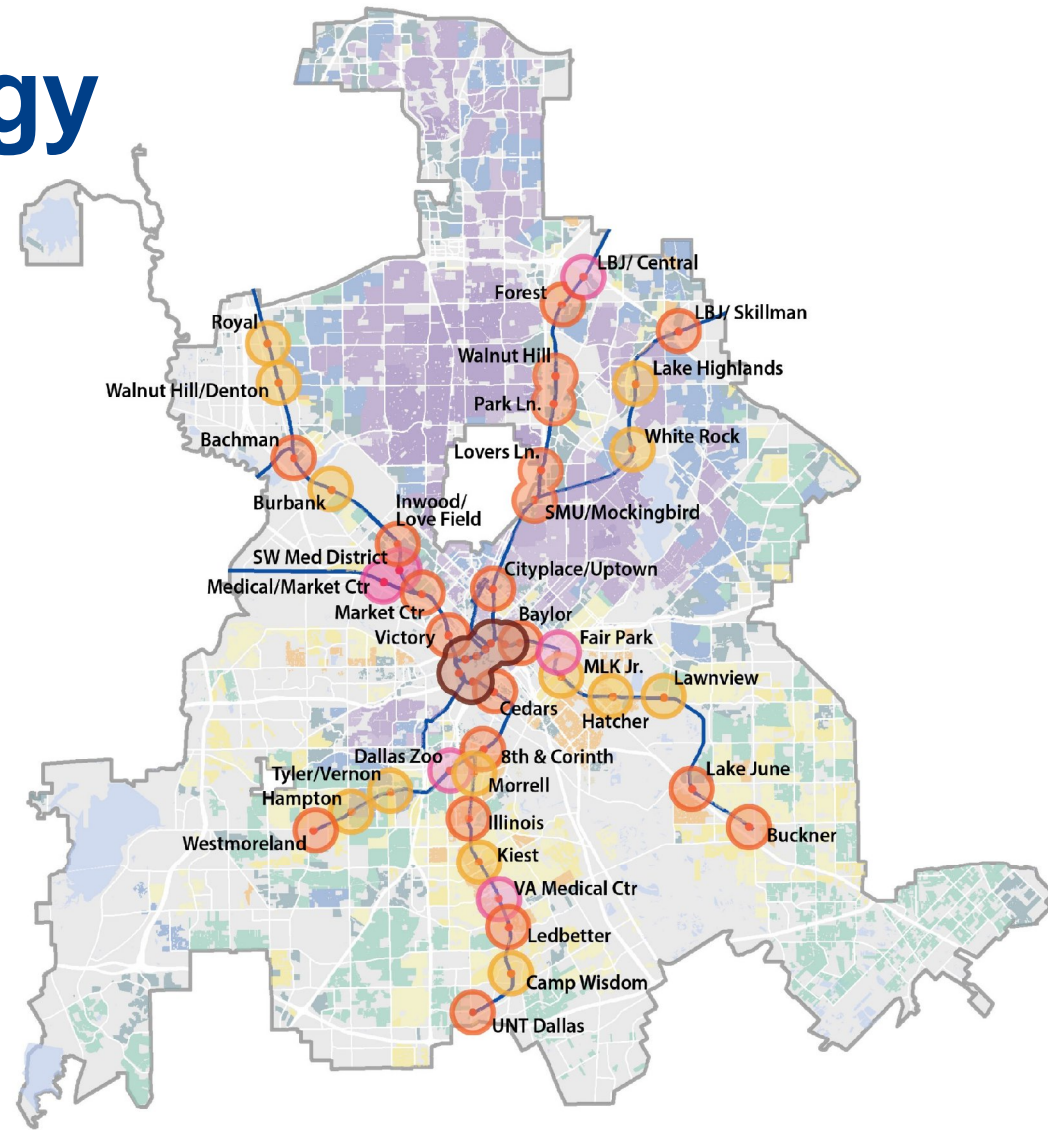
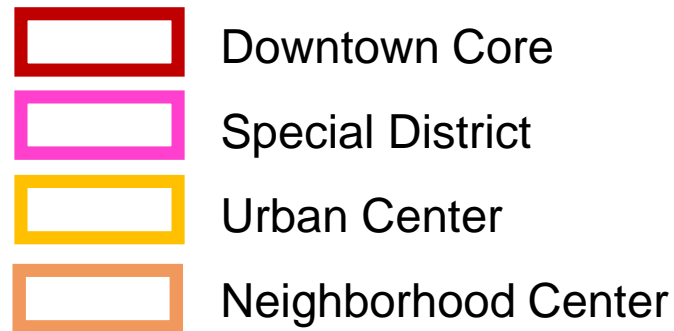
Successful TOD can achieve multiple citywide goals:

- Reduce automobile trips and congestion
- Reduce Green House Gas emissions
- Efficiently use existing infrastructure
- Increase mixed-income housing production
- Promote equitable jobs access
- Increase tax-base



TOD Area Typology

- A systematic, data-driven planning framework to inform development visioning and implementation strategies for TOD areas citywide



MVA Cluster Legend:  A  B  C  D  E  F  G  H  I



TOD Area Typology For Dallas

Downtown Core



Characteristics:

- Transit connectivity hub
- Highest multimodal access
- Highest job-housing ratio
- Highest density and mix

Special District



Characteristics:

- Destination-oriented transit connectivity
- High multimodal access
- High/moderate job-housing ratio
- High/moderate density and mix

Urban Center



Characteristics:

- High transit connectivity
- Freeway/arterial adjacency and high multimodal access
- High/Moderate job-housing ratio
- High density and mix

Neighborhood Center



Characteristics:

- Moderate transit connectivity
- Arterial adjacency and moderate multimodal access
- Moderate/Low job-housing ratio
- Moderate density and mix
- Single-family adjacency



TOD Metrics

Transit Connectivity

Multiple high-frequency transit options provide better connectivity and access to jobs, goods, and services for residents and workers.

Key Metrics:

- Number/Frequency of Transit Connections
- Transit Boardings/Alightings
- TransitScore

Multimodal Accessibility

High-quality multimodal infrastructure like street grid, sidewalks, bike facilities, and arterial/freeway proximity enhances transit accessibility.

Key Metrics:

- Freeway/Arterial Adjacency
- WalkScore
- BikeScore
- Street Intersection Density

Land Development

Development patterns and adjacencies in terms of land use mix and density impacts access to jobs and services influences future development potential.

Key Metrics:

- Land Use Mix
- Parking Usage
- Accessible open space
- Jobs to Household Ratio
- Jobs Per Acre
- Residents Per Acre
- Market Value Analysis
- Redevelopment Potential



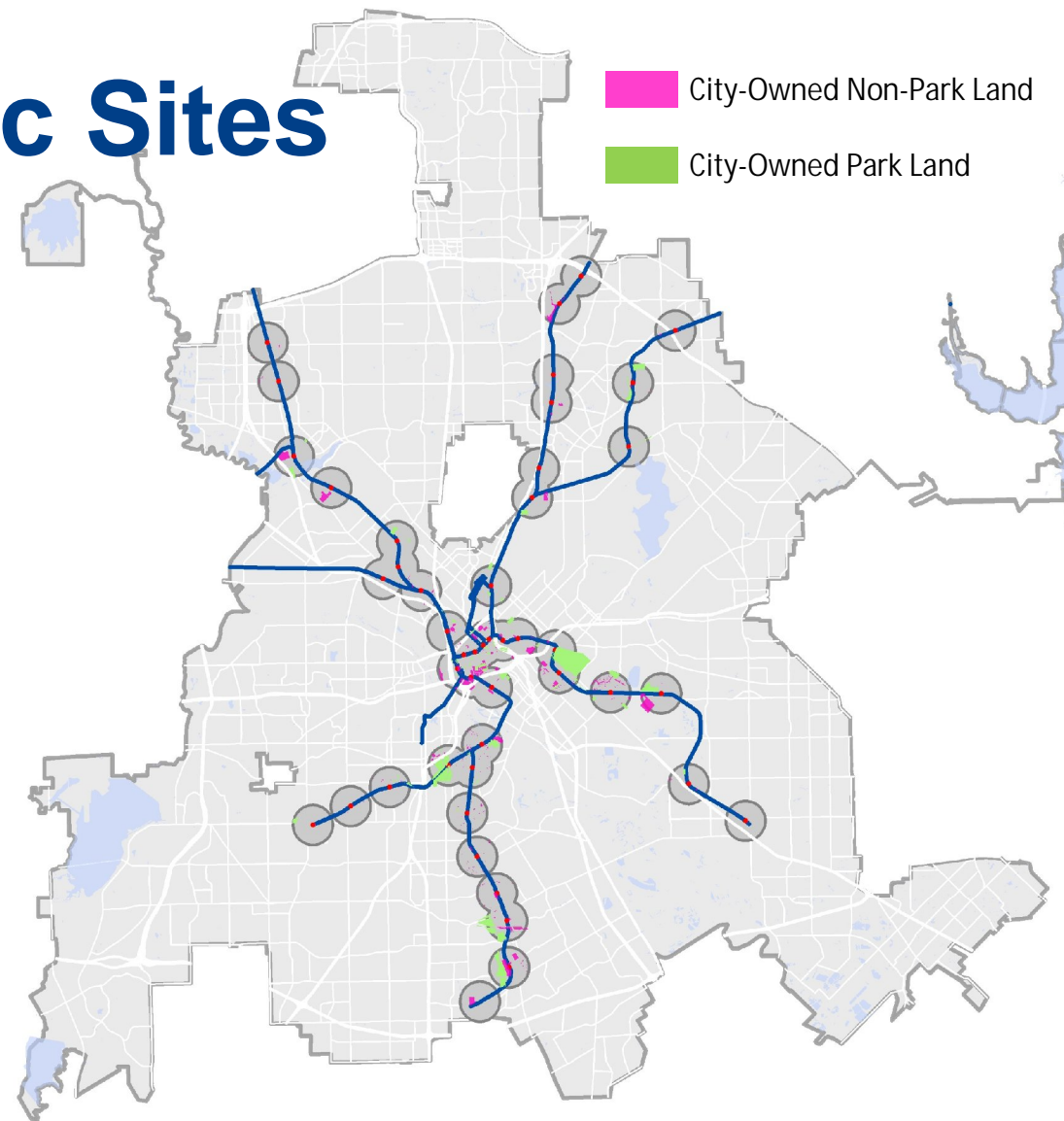
TOD Implementation Strategy

- Four-Pronged Approach:
 - Catalytic development on available City-owned/public property near transit
 - City-initiated visioning and rezoning for TOD areas
 - Targeted infrastructure investments around transit
 - Targeted TOD financial incentives



Potential Catalytic Sites

- Identify opportunities for proactive transit-oriented development through public-private partnerships on available public property
- Public property near transit:
 - City of Dallas: 1,460 acres
(50% park land)
 - DART: 293 acres
 - DHA: ? acres
 - Dallas County: ? acres
 - DCCCD: ? acres
 - ISD's: ? acres



City-Owned Land in TOD Areas



City-Initiated Visioning and Rezoning

- Community engagement on TOD through the citywide comprehensive land use plan update.
- City-initiated rezoning to address TOD, including parking regulations.
 - Apply existing Form-Based Zoning districts and/or Accessory Dwelling Units (ADU) overlays, where appropriate.
 - Code amendment to establish TOD overlay zoning for Downtown (CA) and other special districts.

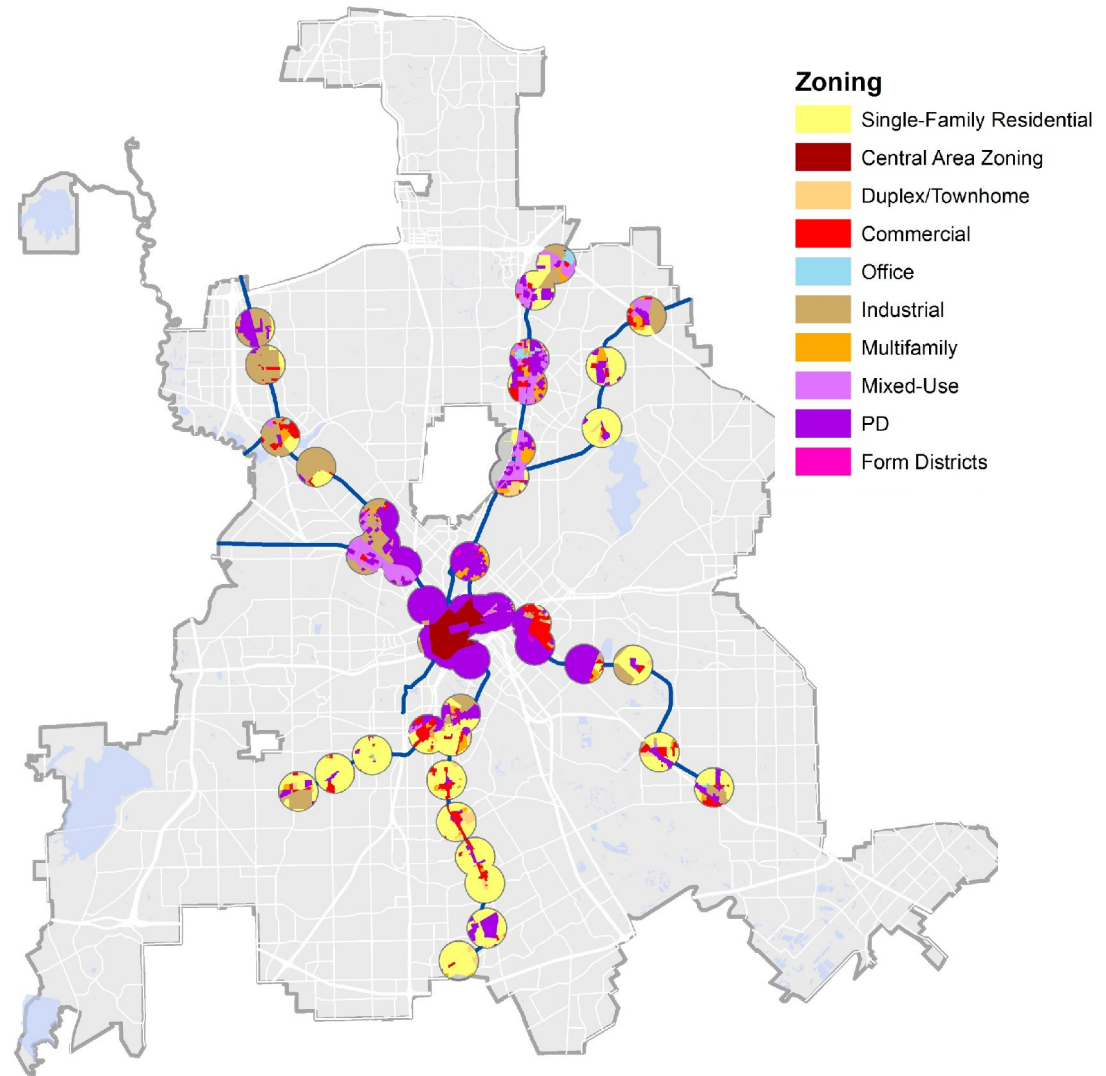


TOD Area Planning: The 360 Plan (2017)



Existing Zoning

- Many TOD areas have significant concentrations of:
 - Central Area or PD zoning
 - Single-Family zoning
 - Industrial zoning



Existing Zoning in TOD Areas



Targeted Infrastructure Investment

- Assess station area infrastructure conditions:
 - Sidewalks and streetscape
 - Bike facilities
 - Intersection safety
 - Transit connections
 - Water and sewer upgrades
- Identify project priorities for funding and implementation in partnership with NCTCOG and Dallas County.



Targeted TOD Financial Incentives

- Propose and implement targeted incentives to attract appropriate mixed-income housing and jobs to TOD areas
- Propose and implement mitigation measures for involuntary displacement
- Propose targeted strategies and mechanisms to help fund infrastructure



TOD in Downtown Denver
Credit: newhomesindenver.com

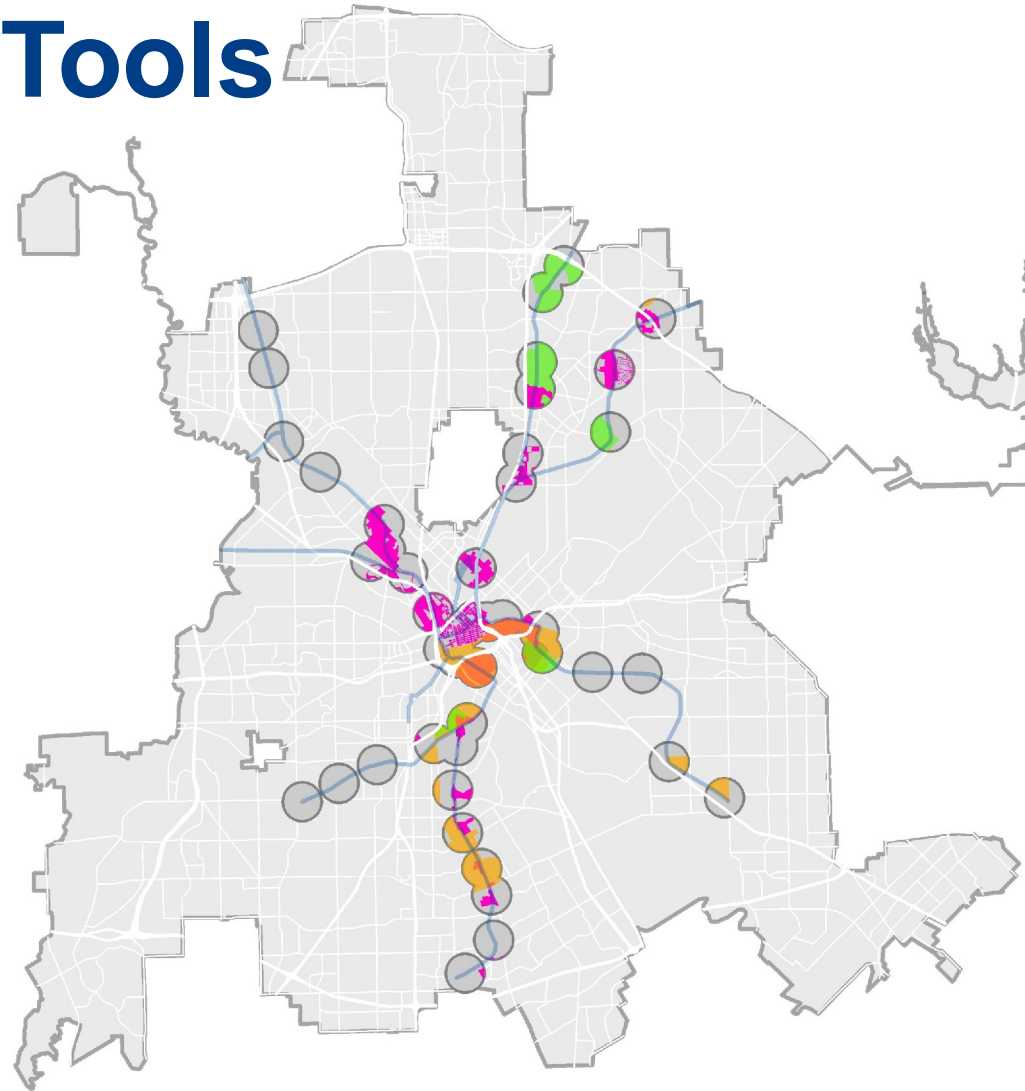


Existing Incentive Tools

- Many TOD areas currently fall within existing TIF districts and Opportunity Zones.
- Several TOD areas are fall within recently established Neighborhood Empowerment Zones.

Legend

- Opportunity Zones
- Neighborhood Empowerment Zones
- TIFs



Existing Incentive Tools in TOD Areas

20



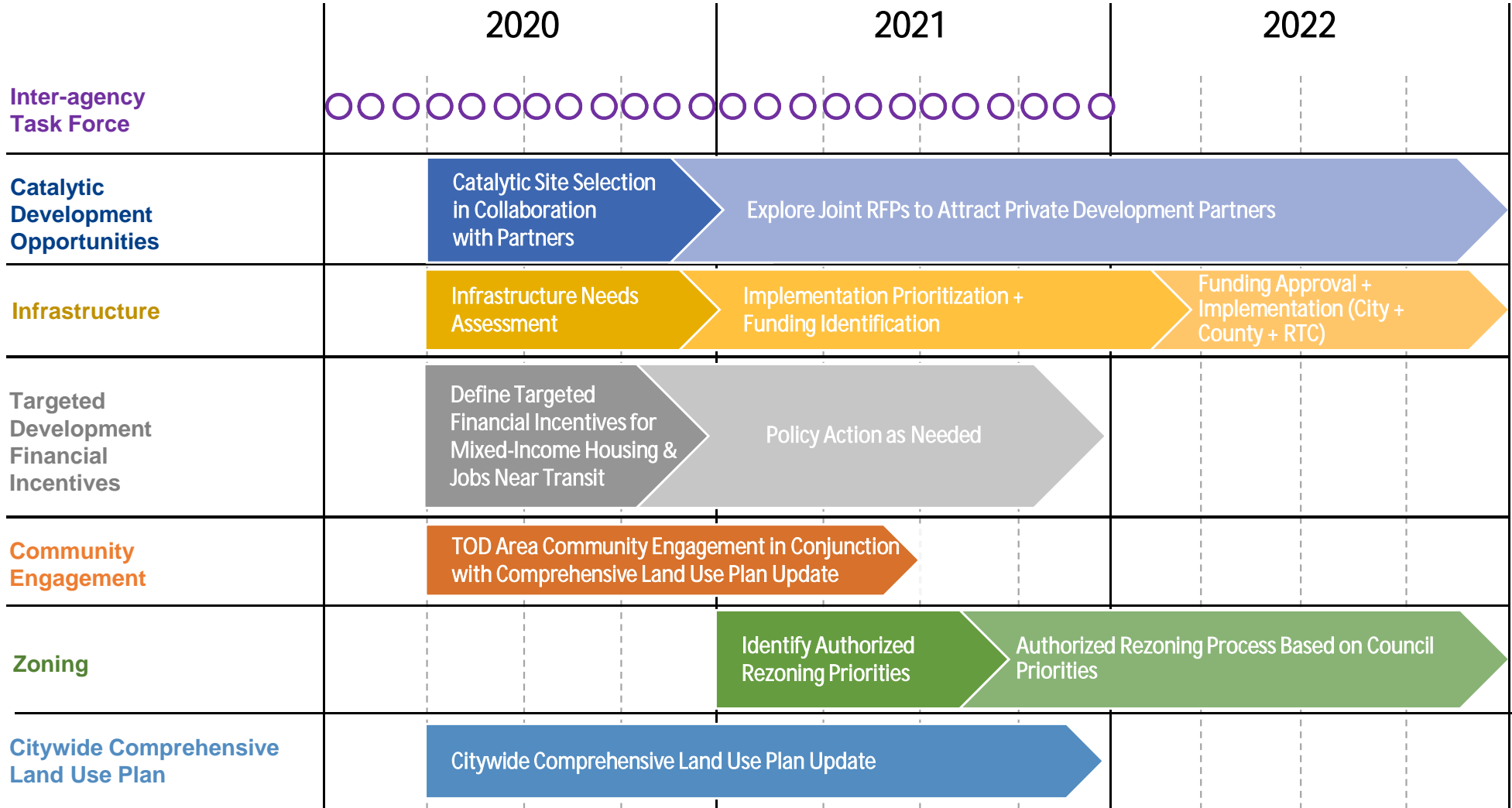
City of Dallas

TOD Interagency Task Force

- Internal departments:
 - Planning and Urban Design
 - Transportation Planning
 - Economic Development
 - Housing and Neighborhood Revitalization
 - Sustainable Development & Construction
 - Office of Environmental Quality
 - Parks & Recreation
- External public agencies (preliminary):
 - DART
 - NCTCOG
 - Dallas County
 - Dallas Housing Authority



TOD Timeline



Next Steps

- Receive City Council input
- Continue TOD Task Force meetings to facilitate coordination on planning and implementation:
 - Include additional internal departments as needed
 - Coordinate with ongoing DART studies to identify potential future rail or express bus corridors for TOD consideration
 - Coordinate with DART on potential FTA TOD planning grant focused on proposed D2 alignment
 - Coordinate with Dallas County and NCTCOG on future TOD infrastructure funding opportunities
 - Explore additional external partnership opportunities with DCCCD and ISDs



Transit-Oriented Development Planning and Implementation

City Council Briefing
April 1, 2020

Peer F. Chacko, Director
Planning & Urban Design
City of Dallas



TOD Typologies



Downtown Core

Highest Transit Connectivity

Highest Job-Housing Ratio

Highest Multimodal Accessibility

Highest Density and Mix



Urban Centers

High Transit Connectivity

High Job-Housing Ratio

Arterial adjacency + high multimodal accessibility

High Density and Mix



Neighborhood Centers

Moderate Transit Connectivity

Moderate Job-Housing Ratio

Moderate multimodal accessibility

Moderate Density and Mix and single-family or industrial adjacency



Special District

Specialized destination or employment center varies

Transit connectivity and multimodal accessibility

Zoning/density varies



		LAND DEVELOPMENT PATTERNS																MULTIMODAL ACCESSIBILITY			TRANSIT CONNECTIVITY		
	Station Name	Single-Family Res	Multifamily Res	Commercial	Mixed-Use	Institution	Industrial/Warehouse	Utility/Transportation	Open Space	Vacant	Existing Residents (2018)	Residents per Acre	Existing Jobs (2018)	Jobs per Acre	Jobs/Population Ratio	DART Commuter Parking Usage	Estimated Peak Parking Usage in TOD Area	Freeway Adjacency	WalkScore	BikeScore	Transit Connectivity*	TransitScore	Weekly Station Boardings/ Alightings [2017]
Downtown Core	Akard	2%	4%	38%	0%	15%	1%	7%	10%	23%	7,991	12	72,179	111	9.03	n/a	Unknown	Yes	97	74	3	92	33,714
	Convention Ctr.	1%	<1%	22%	2%	14%	4%	15%	10%	31%	1,996	3	12,639	19	6.33	n/a	Unknown	Yes	66	66	3	87	4,487
	Pearl/ Arts District	6%	33%	35%	<1%	6%	1%	6%	1%	12%	12,124	18	66,979	102	5.52	n/a	Unknown	Yes	83	64	3	89	37,560
	St Paul	7%	5%	22%	4%	21%	1%	4%	5%	29%	7,172	11	72,495	116	10.10	n/a	Unknown	Yes	92	68	3	87	32,020
	Union Station	<1%	1%	7%	0%	6%	1%	70%	6%	9%	4,780	7	14,804	23	3.10	n/a	Unknown	Yes	81	90	4	76	19,089
	West End	1%	9%	31%	5%	14%	0%	13%	2%	26%	5,710	8	50,294	73	8.81	n/a	Unknown	Yes	93	77	4	93	73,632
Urban Center	Bachman	2%	14%	22%	0%	12%	5%	11%	25%	9%	5,926	5	4,211	3	0.71	27%	Unknown	Yes	53	54	3	59	12,849
	Baylor Med Center	<1%	2%	37%	0%	14%	11%	7%	3%	25%	4,227	7	22,361	35	5.29	n/a	Unknown	Yes	82	65	3	78	5,775
	Buckner	42%	3%	15%	0%	4%	14%	6%	1%	15%	5,554	5	2,667	2	0.48	33%	Unknown	Yes	28	36	3	55	8,758
	Cedars	3%	2%	9%	3%	13%	15%	12%	5%	39%	3,459	5	5,257	7	1.52	n/a	50%	Yes	78	51	3	70	4,887
	CityPlace/Uptown	14%	26%	28%	1%	8%	<1%	1%	11%	10%	13,552	21	12,341	19	0.91	n/a	60%	Yes	86	50	4	60	13,724
	Deep Ellum	11%	12%	44%	1%	2%	6%	8%	4%	13%	6,849	11	42,005	67	6.13	n/a	Unknown	Yes	85	62	1	85	2,706
	Forest Lane	32%	3%	18%	<1%	5%	20%	8%	8%	5%	4,092	5	3,499	4	0.85	35%	Unknown	Yes	58	61	3	60	11,125
	Illinois	61%	<1%	5%	0%	3%	<1%	10%	5%	15%	4,555	7	574	1	0.13	34%	Unknown	No	51	40	3	56	6,756
	Inwood/ Love Field	24%	16%	20%	0%	9%	14%	1%	5%	11%	9,201	11	3,990	5	0.43	29%	Unknown	No	75	62	3	64	9,133
	Lake June	52%	2%	7%	0%	6%	2%	10%	12%	10%	5,795	4	484	<1	0.08	23%	Unknown	Yes	32	41	3	52	5,377
	Ledbetter	30%	0%	4%	0%	4%	0%	7%	35%	21%	1,674	4	556	1	0.33	11%	Unknown	No	52	48	3	54	12,242
	LBJ/Skillman	7%	22%	22%	0%	<1%	29%	12%	0%	7%	15,145	14	8,780	8	0.58	15%	Unknown	Yes	64	45	3	50	7,054
	Lovers Lane	34%	15%	36%	2%	1%	<1%	6%	0%	6%	8,321	18	6,735	14	0.81	n/a	Unknown	Yes	76	74	3	62	7,904
	Market Center	15%	5%	32%	<1%	3%	8%	12%	4%	22%	3,527	4	9,581	12	2.72	57%	Unknown	Yes	73	57	3	64	3,596
	Park Lane	6%	19%	53%	0%	9%	<1%	7%	<1%	5%	8,656	11	12,817	17	1.48	43%	Unknown	Yes	85	50	3	58	14,351
	SMU/Mockingbird	7%	9%	28%	0%	26%	7%	12%	<1%	10%	4,204	9	6,920	15	1.65	72%	76%	Yes	85	68	3	68	19,612
	Victory	1%	13%	45%	2%	5%	10%	6%	4%	13%	4,247	6	20,660	29	4.86	n/a	Unknown	Yes	74	73	4	77	18,020
Walnut Hill	5%	11%	42%	3%	8%	0%	5%	8%	17%	6,602	7	22,520	25	3.47	n/a	63%	Yes	71	50	3	57	5,949	
Westmoreland	4%	1%	3%	0%	1%	2%	88%	<1%	1%	8,013	9	2,174	3	0.27	41%	Unknown	No	73	66	3	55	13,280	
8th/ Corinth	13%	3%	1%	0%	1%	7%	9%	46%	19%	2,720	4	703	1	0.26	60%	Unknown	No	29	44	3	55	9,705	
Neighborhood Center	Burbank	16%	<1%	13%	0%	<1%	15%	53%	<1%	2%	2,682	1	8,542	5	3.19	n/a	Unknown	No	46	43	3	57	3,497
	Camp Wisdom	13%	2%	<1%	0%	5%	0%	3%	21%	56%	2,207	3	214	<1	0.10	24%	Unknown	No	5	15	3	49	2,041
	Hatcher	29%	3%	9%	0%	3%	2%	12%	22%	19%	5,105	6	992	1	0.19	n/a	Unknown	No	59	48	3	58	4,041
	Kiest	65%	2%	10%	0%	6%	2%	2%	<1%	11%	5,125	8	1,039	2	0.20	5%	Unknown	No	71	47	3	55	6,371
	Lake Highlands	56%	10%	5%	0%	3%	2%	5%	12%	8%	9,064	11	1,153	1	0.13	n/a	Unknown	No	53	49	3	51	2,831
	Lawnview	27%	0%	0%	0%	0%	0%	5%	67%	<1%	2,763	6	99	<1	0.04	31%	Unknown	No	16	31	3	51	5,853
	MLK Jr	25%	10%	10%	0%	14%	<1%	3%	10%	27%	2,126	3	2,114	3	0.99	18%	Unknown	No	70	57	3	67	6,989
	Royal Lane	4%	4%	38%	0%	1%	43%	3%	1%	7%	4,555	6	9,034	11	1.98	23%	Unknown	No	67	49	3	54	3,668
	Walnut Hill/Denton	7%	1%	36%	0%	<1%	39%	11%	%	5%	2,001	2	6,570	8	3.28	3%	Unknown	No	44	65	2	51	2,703
	Hampton	79%	<1%	6%	0%	5%	0%	6%	3%	2%	7,113	10	1,040	1	0.15	44%	Unknown	No	48	46	3	49	5,287
	Morrell	38%	9%	2%	0%	11%	0%	7%	3%	30%	3,748	7	5,343	9	1.43	n/a	Unknown	No	47	40	1	56	3,168
	Tyler/Vernon	84%	<1%	2%	0%	3%	<1%	3%	4%	4%	8,039	12	388	1	0.05	n/a	Unknown	No	45	35	3	51	1,696
White Rock	36%	2%	5%	0%	4%	0%	4%	49%	<1%	2,922	4	741	1	0.25	57%	80%	No	17	44	2	48	3,658	
Special District	Dallas Zoo	6%	1%	1%	<1%	7%	1%	79%	<1%	3%	5,476	8	6,735	10	1.23	n/a	Unknown	Yes	35	26	3	60	3,770
	Fair Park	4%	1%	10%	0%	4%	12%	10%	41%	19%	1,073	2	3,404	5	3.17	n/a	Unknown	Yes	68	62	3	74	8,684
	LBJ/Central	20%	22%	13%	0%	4%	13%	8%	<1%	20%	3,515	6	6,684	12	1.90	26%	70%	Yes	26	33	3	59	7,179
	Medical/Market Center	0%	0%	58%	0%	3%	18%	4%	8%	9%	1,156	1	43,941	51	38.01	n/a	Unknown	Yes	40	47	3	74	2,940
	SW Med Dis/ Parkland	84%	<1%	2%	0%	3%	<1%	3%	4%	4%	6,362	9	31,161	42	4.90	n/a	Unknown	No	59	52	3	74	15,226
	UNT Dallas	7%	0%	21%	0%	17%	2%	2%	11%	39%	216	<1	376	1	1.74	TBD	Unknown	No	2	29	3	46	3,514
	VA Med Center	42%	1%	5%	0%	29%	0%	1%	1%	21%	3,567	6	1,625	3	0.46	n/a	40%	No	57	49	2	55	4,385

* Transit Connections scored by the following: 1=single DART line, no bus 2=single DART line + bus 3= multiple DART lines + bus / DART line + multiple bus lines 4= multiple DART lines + TRE, streetcar, bus transfer center, high-speed rail



City of Dallas

1500 Marilla Street
Dallas, Texas 75201

Agenda Information Sheet

File #: 20-639

Item #: C.

57th Supplemental Bond Ordinance for DFW Airport



57th Supplemental Bond Ordinance for DFW Airport

April 1, 2020

**DALLAS FORT WORTH INTERNATIONAL AIRPORT
FIFTY-SEVENTH SUPPLEMENTAL CONCURRENT BOND ORDINANCE**

Passed concurrently by the City Councils of the Cities of Dallas and Fort Worth, Texas

Authorizing One or More Series of

**DALLAS FORT WORTH INTERNATIONAL AIRPORT
JOINT REVENUE BONDS**

Passed by the City Council of the City of Dallas _____, 2020

Passed by the City Council of the City of Fort Worth _____, 2020

Effective _____, 2020

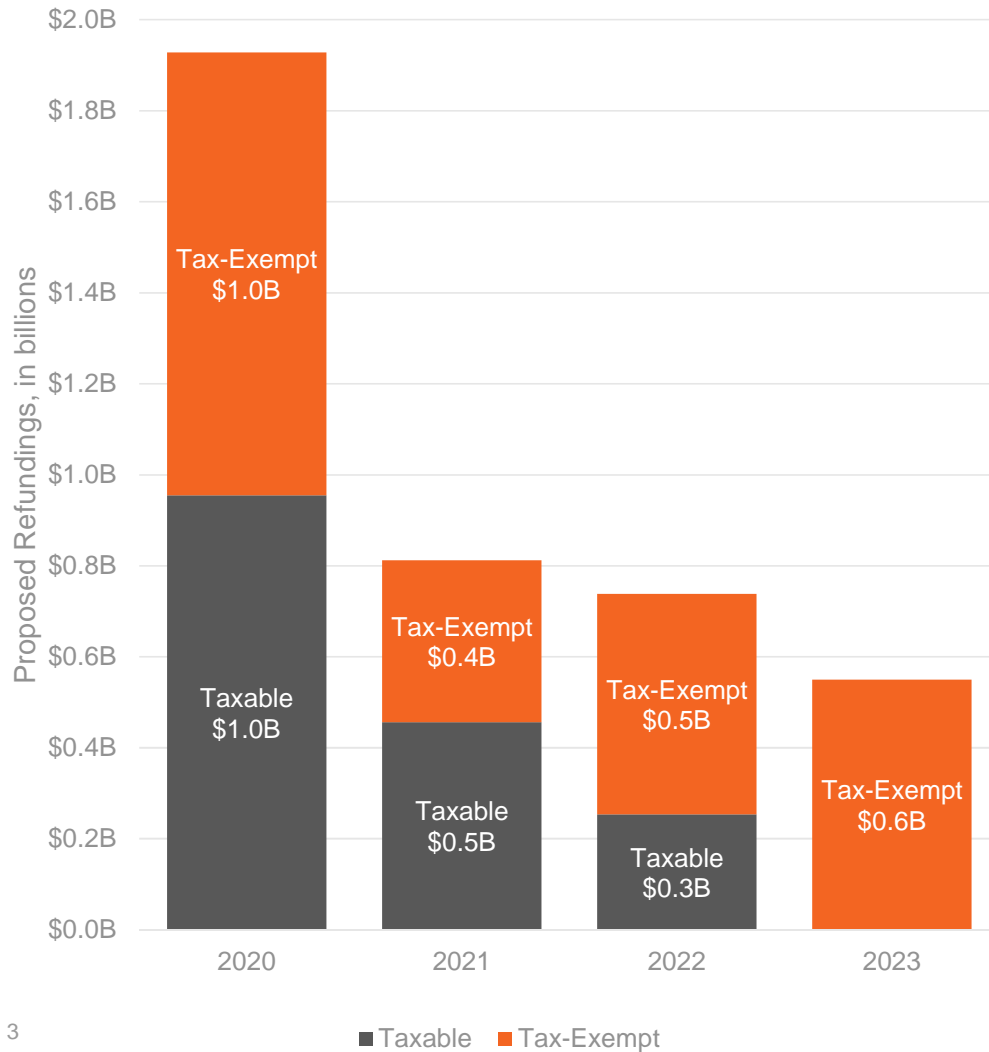
57th Supplemental Bond Ordinance

Request approval of the 57th supplemental bond ordinance

Ordinance parameters:

- Not to exceed \$2.6 billion over next year
 - \$1.8 billion for refundings
 - \$250 million to potentially redeem Commercial Paper
 - \$550 million to provide flexibility to advance refund bonds more bonds if financially advantageous
- Interest rates - not to exceed maximum allowed under state law
- Final maturity - not to exceed 11/1/2050





DFW's Refunding Plans

DFW has about \$5 billion of callable bonds over the next four years

2020 Financing Plan to refund of about \$2 billion of bonds

Expect debt service savings in future years and possible debt service restructuring

Additional refundings currently planned for 2021, 2022 and 2023

2020 Refunding Plan

Series	Tax Status	Purpose	Approximate Par Amount
2020A	Taxable	Advance refunding of AMT bonds Callable 11/1/2021	\$1 billion
2020B	Tax-Exempt	Refunding of Skylink bonds callable 11/1/2020	\$400 million
2020C	Tax-Exempt	Refunding of other tax-exempt bonds callable 11/1/2020	\$200 million
2020D	Tax-Exempt		\$200 million

Proposed Underwriter Syndicates

	2020A Taxable	2020B Tax-Exempt	2020C Tax-Exempt	2020D Tax-Exempt
Anticipated Issue Size (Par)	\$1.0B	\$400M	\$200M	\$200M
Sr. Manager	Morgan Stanley	Siebert Williams*	Ramirez & Co.*	RBC
Co-Senior	Barclays	UBS	Wells Fargo	Loop Capital Markets*
Co-Senior	Goldman Sachs			
Co-Manager	Raymond James	Cabrera*	Piper Sandler	Piper Sandler
Co-Manager	Jefferies	Rice Financial*	Academy Securities*	Stern Brothers*
Co-Manager	Loop Capital Markets*			
Co-Manager	Cabrera*			

***M/W/DVBE Firm**

- Firms were selected from the pool approved by the Board in January 2018
- Anticipated M/W/DV/BE participation will exceed 30% across the four transactions

Financing Team



Co-Financial Advisors

- Hilltop Securities
- Estrada Hinojosa

Bond Counsel*

- McCall, Parkhurst & Horton, LLP

Co-Disclosure Counsel

- Bracewell, LLP
- West and Associates, LLP

Co-Underwriters' Counsel

- Kelly Hart & Hallman LLP
- Escamilla Poneck, LLP

* Prior co-counsel of Mahomes Bolden recently joined Bracewell