

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, APRIL 4, 2022

22-0016

ENVIRONMENT AND SUSTAINABILITY COMMITTEE
CITY COUNCIL CHAMBER, CITY HALL/VIDEO CONFERENCE
COUNCILMEMBER PAULA BLACKMON, PRESIDING

PRESENT: [6] Blackmon, Ridley, *Arnold (**9:20 a.m.), Bazaldua **(9:07 a.m.),
*Resendez, Schultz

ABSENT: [1] West

The meeting was called to order at 9:03 a.m. with a quorum of the committee present.

The meeting agenda, posted in accordance with Chapter 551, "OPEN MEETINGS," of the Texas Government Code, was presented.

After all business properly brought before the committee had been considered, the meeting adjourned at 11:09 a.m.

Chair

ATTEST:

City Secretary Staff

Date Approved

The agenda is attached to the minutes of this meeting as EXHIBIT A.

The actions taken on each matter considered by the committee are attached to the minutes of this meeting as EXHIBIT B.

The briefing materials are attached to the minutes of this meeting as EXHIBIT C.

***Note: Members of the Committee participated in this meeting by video conference.**

**** Note: Indicates arrival time after meeting called to order/reconvened.**

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, APRIL 4, 2022

EXHIBIT A

RECEIVED

2022 MAR 30 PM 5: 41

**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

220352

POSTED CITY SECRETARY



Environment and Sustainability Committee

April 4, 2022

9:00 AM

The Environment and Sustainability Committee will be held by videoconference and in the City Hall Council Chambers (6th Floor).

Members of the public are 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 meeting will be broadcast live on Spectrum Cable Channel 16 and online at <https://bit.ly/cityofdallastv>.

The public may also listen to the meeting as an attendee at the following videoconference [link](#).

Call to Order**MINUTES**

- A. [22-858](#) Approval of the March 7, 2022 Committee Minutes

Attachments: [Minutes](#)

BRIEFING ITEMS

- B. [22-859](#) Bank of America Plaza Green Business Certification Recognition
[Carlos Evans, Director, Environmental Quality & Sustainability;
Jay Council, Director, Sanitation Services]
- C. [22-860](#) Urban Forestry Update
[Sarah Standifer, Assistant Director, Dallas Water Utilities;
Eduardo Valerio, Manager, Dallas Water Utilities;
M. Renee Johnson, Assistant Director, Parks and Recreation;
Tina Richardson, Assistant Director, Public Works;
Megan Wimer, Assistant Building Official, Development Services]

Attachments: [Presentation](#)

- D. [22-861](#) Forward Dallas Comprehensive Land Use Plan Update
[Andrea R. Gilles, Assistant Director, Planning & Development]

Attachments: [Presentation](#)

- E. [22-862](#) Environmental Commission Update
[Kathryn Bazan, Chair, Environmental Commission]

BRIEFING MEMORANDUM

- F. [22-863](#) Building Services Department Agenda Items for Upcoming Solar, Lighting
Retrofits at City Facilities and Participation in Oncor Incentive Program
[Amani Saleh, Business Administration Manager; Building Services;
Srinivas Vemuri, Senior Program Manager, Building Services]

Attachments: [Memorandum](#)

ADJOURNMENT

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]

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, APRIL 4, 2022

EXHIBIT B

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

Item A: Approval of the March 7, 2022 Committee Minutes

Councilmember Ridley moved to adopt the minutes as presented.

Motion seconded by Councilmember Schultz and unanimously adopted. (Arnold absent when vote taken; West absent)

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING

Item B: Bank of America Plaza Green Business Certification Recognition

The following individuals briefed the committee on the item:

- Carlos Evans, Director, Environmental Quality & Sustainability
- Jay Council, Director, Sanitation Services

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING

Item C: Urban Forestry Update

The following individuals briefed the committee on the item:

- Sarah Standifer, Assistant Director, Dallas Water Utilities
- M. Renee Johnson, Assistant Director, Parks and Recreation
- Kristoffer Rasmussen, Manager- Forestry, Public Works
- Christopher McMaster, City Forester, Park and Recreation
- Megan Wimer, Assistant Building Official, Development Services
- Brett Johnson, Urban Biologists, Park and Recreation

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING

Item D: Forward Dallas Comprehensive Land Use Plan Update

The following individual briefed the committee on the item:

- Andrea R. Gilles, Assistant Director, Planning & Development

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING

Item E: Environmental Commission Update

The following individual briefed the committee on the item:

- Kathryn Bazan, Chair, Environmental Commission

OFFICIAL ACTION OF THE CITY COUNCIL COMMITTEE

APRIL 4, 2022

BRIEFING MEMORANDUMS

Item F: Building Services Department Agenda Items for Upcoming Solar, Lighting
 Retrofits at City Facilities and Participation in Oncor Incentive Program

The committee discussed the item.

MINUTES OF THE CITY COUNCIL COMMITTEE
MONDAY, APRIL 4, 2022

EXHIBIT C

Environment and Sustainability Committee Meeting Record

The Environment and Sustainability Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com.

Meeting Date: March 7, 2022

Convened: 9:05 a.m.

Adjourned: 11:05 a.m.

Committee Members Present:

Paula Blackmon, Chair
Paul E. Ridley, Vice Chair
Carolyn King Arnold
Adam Bazaldua
Jaime Resendez
Jaynie Schultz
Chad West

Committee Members Absent:

Other Council Members Present:

Presenters:

Jay Council, Director, Sanitation Services
Cliff Gillespie, Assistant Director, Sanitation Services
Paul White II, Superintendent – Air, Soil, & Groundwater Division, Environmental Quality & Sustainability
Kevin Overton, Senior Environmental Coordinator, Environmental Quality & Sustainability

AGENDA

Call to Order (9:05 a.m.)

A. Approval of the February 7, 2022 Environmental and Sustainability Committee Minutes

Presenter(s): Paula Blackmon, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the February 7, 2022 Environmental and Sustainability Committee meeting.

Motion made by: Paul E. Ridley
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Chad West
Item passed on a divided vote:
Item failed on a divided vote:

B. Local Solid Waste Management Plan Update

Presenter(s): Jay Council, Director, Sanitation Services; Cliff Gillespie, Assistant Director, Sanitation Services

Action Taken/Committee Recommendation(s): The Committee discussed: Recycled items taken to the landfill and recycling markets. Methane collection process and utilization of that gas. Results of the brush-bulk collection program and the possible expansion of the program. Status of the electronic recycling program. The City's 2011 recycling objectives and its goals. The research of successful recycling programs of other cities to determine how Dallas compares and where we can improve. What the City is doing with recycled tires. A public information campaign to inform residents of this program. Looking into securing a tire recycling permit from the state so that

the City able to expand upon these efforts in a way that does not burden residents at the expense of commercial enterprises.

Motion made by: Paul E. Ridley
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Jaynie Schultz
Item passed on a divided vote:
Item failed on a divided vote:

C. North Central Texas Council of Governments (NCTCG) Air Quality Program

Presenter(s): Jenny Narvaez, Program Manager, North Central Texas Council of Government

Action Taken/Committee Recommendation(s): The Committee discussed: Reaching out and creating opportunities to the region as a whole for the behavior changes presented. Possible incentives we can offer to employers to encourage emission-reduction behaviors such as working from home. Penalties for major polluters and major sources of emissions.

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

D. Regulatory Air Quality Program

Presenter(s): Paul White II, Superintendent – Air, Soil, & Groundwater Division, Environmental Quality & Sustainability

Action Taken/Committee Recommendation(s): The Committee discussed: Layering the various different air quality monitors to ensure accurate measurement of local emissions.

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

E. Non-Regulatory Air Quality Programs

Presenter(s): Kevin Overton, Senior Environmental Coordinator, Environmental Quality & Sustainability

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

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

F. Environmental Commission Update

Presenter(s): Kathryn Bazan, Chair, Environmental Commission

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

Motion made by:
Item passed unanimously:
Item failed unanimously:

Motion seconded by:
Item passed on a divided vote:
Item failed on a divided vote:

Adjourn (11:05 a.m.)

APPROVED BY:
Paula Blackmon, Chair
Environment & Sustainability Committee

ATTESTED BY:
Juan Garcia, Committee Coordinator
Environment & Sustainability Committee



City of Dallas

Urban Forestry Updates

Environment & Sustainability Committee

April 4, 2022

Urban Forest Task Force-Executive Team

Sarah Standifer, DWU
Eduardo Valerio, DWU
M. Renee Johnson, PKR
Tina Richardson, PBW
Megan Wimer, DEV

Presentation Overview



- Urban Tree Canopy Management Actions
 - Overview
 - Tree Inventory
 - Public Tree Plantings
 - Development Initiatives
- Invasive Plants, Animals, and Insects
 - Alternative Vegetation Management
 - Emerald Ash Borer
- Outreach Efforts
- Next Steps





Urban Forestry Management Overview

- City owns approximately 35,000 acres of open space
- CECAP adopted May 2020, UFMP adopted June 2021
- City provides regulatory oversight of private and public urban forest canopies
- Cooperative management approach with local, state and federal agencies
 - Coordination efforts with non-profit and other partners
 - Regulatory efforts with development sites
- Ongoing “lifting” of canopies and removal of decayed and dying trees, mainly when present with public safety hazard to people or property



Urban Tree Canopy Overview



- What is an Urban Forest?

... *dynamic ecosystems that provide critical benefits to people and wildlife. Urban forests **help to filter air and water, control storm water, conserve energy, and provide animal habitat and shade.** U.S. Forest Service*

- What do we have?

- the Tree - when a forester is evaluating an individual tree for risk
- the Trees, plus everything else -When a forester is evaluating a tree, multiple trees, or a forest, all the forest community is evaluated. This may include, but not be limited to, multiple natural resources such as soils, wildlife, grasses, prairies, water, sunlight, understory vegetation, and adding to it the adjacent human activity or structures.
- COD forestry encompasses all natural resources and thus, all master plans, CECAP and Codes





Urban Forestry Management Overview

- Executive oversight led by implementation departments:
 - City Managers Office
 - Dallas Fire Rescue
 - Dallas Water Utilities
 - Development Services
 - Park and Recreation
 - Public Works
- Technical team meets weekly to address planning and best management practices
- Executive Team meets bi-monthly
- City-Wide Task Force meet monthly including interested city, state and federal partners quarterly



Urban Forestry Management Overview



- **CECAP** addresses several initiatives that aid in canopy development, natural spaces, and conservation strategies
- **Urban Forest Master Plan recommendations** guide work plans and sets the stage for future funding requests
- Task Force implements programs and activities with CECAP & UFMP in mind
- The following UFMP overarching goals are being addressed during FY 21-24:
 1. Complete a comprehensive tree inventory of all right-of-way and park trees.
 2. Centralize coordination and communication efforts and activities for City of Dallas urban forestry programs
 3. Develop a Storm Response and Recovery Plan.
 4. Strengthen and support existing relationships and partnerships.
 6. Ensure Dallas regulations, best management practices, and guidelines are in place to support tree canopy growth, protection, and preservation.



Urban Forestry Management Overview Continued



8. Development of one-year planting Plan for fiscal year 2022-2023.

9. Create and implement a management program to monitor and address environmental threats to Dallas' urban forest.

10. Develop and implement a public engagement, outreach, and education plan.

12. Strengthen working relationships and partnerships with private utilities, organizations, and contractors whose activities impact trees by instituting regular dialogue and project coordination.

13. Enhance and develop programs that encourage and support active participation by residents and volunteers in the planting and care of Dallas's urban forest.

14. Review and update the Great Trinity Forest Management Plan



Urban Tree Canopy Overview



- City of Dallas Urban Forestry efforts are located on a main page:
 - <https://dallascityhall.com/projects/forestry/Pages/home.aspx>
- Includes informational material on emerald ash borer (EAB), upcoming tree plantings, community forester program, and other links to wildlife and biological resources



HOME
TREES 101
TREE PLANTINGS
VOLUNTEER OPPORTUNITIES
RESOURCES
INVENTORY
EMERALD ASH BORER (EAB)
URBAN WILDLAND INTERFACE
INVASIVE SPECIES

City of Dallas Forestry

Overview

The City of Dallas has a vast urban forest, including approximately 6,000-acre Great Trinity Forest. City staff maintain existing trees, plants new trees and provide trees to citizens to plant in their yards or along their street.

Per American Forests, over 140 million acres of America's forests are in cities and towns. Urban forestry is defined as protection, planting, and care of trees in an urban and suburban environment.

Urban forestry involves both the planning and management of the urban forest because the right tree, planted in the right place, in the right way help to promote the many benefits trees to people, wildlife, and the climate.

In addition, to the overall improved health and well-being of residents, tree benefits also include improved academic performance, fewer illnesses, and instances of death caused by extreme heat and poor air quality. As we seek remedies for the climate crisis, urban forestry will continue to be a key component to any strategy looking to maximize the benefits that trees provide.



Urban Forestry Management Actions

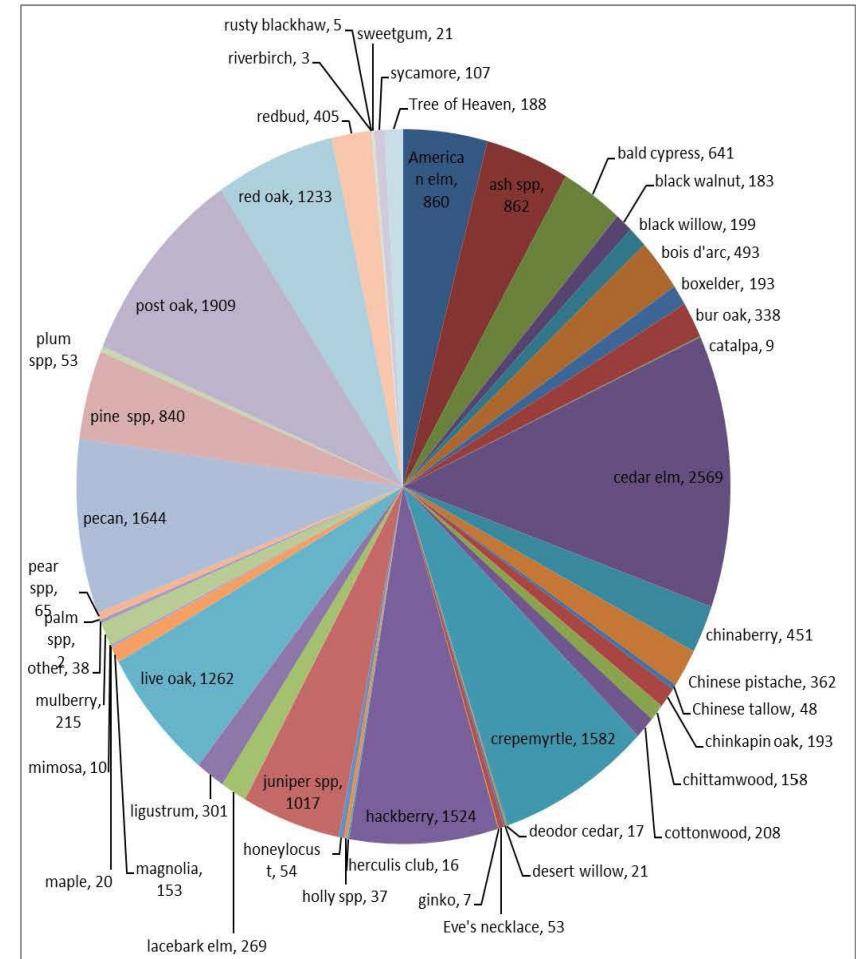
- Focus over the next 5 years include:
 - Increase diversity of canopy through public & private tree plantings
 - Complete inventory of public trees
 - Reduce invasive plant species, monitor and mitigate insect populations
 - Provide education material to communities
 - Complete planning, design and construction of federal projects associated with Dallas Floodway Extension to facilitate Great Trinity Forest mitigation, acquisition and planting activities
 - Utilize city general fund, DWU revenue, and reforestation fund



Tree Inventory



- City reviewed opportunities to consolidate inventory efforts into one system
 - Geolocate species and size
 - Front facing for user ease
 - Long term user experience for individuals, non-profit and for-profit arborist community
- TreeKeeper selected for these efforts



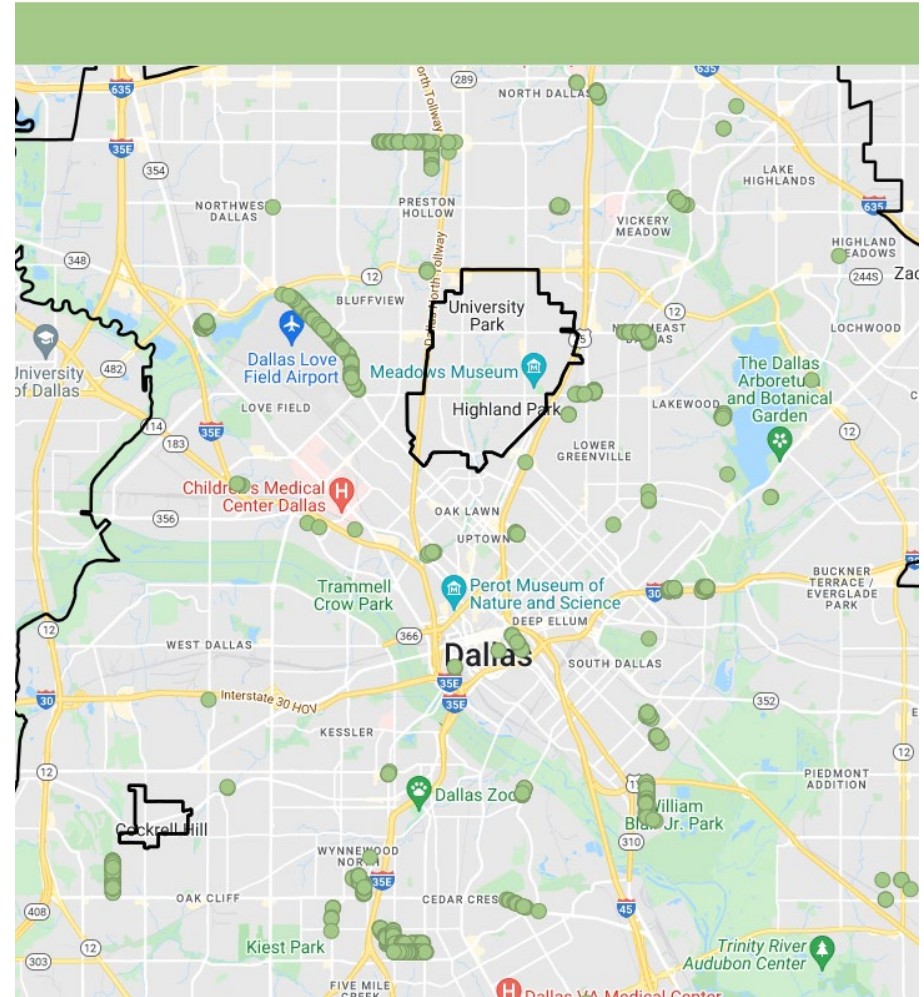
2014 Park tree inventory - 43 parks



Tree Inventory



- TreeKeeper software training and inventory efforts underway on five-year inventory plan
 - Staff identified previous inventories and verified current status of 42 areas
- Median and street trees ongoing
- Parks, open space and floodways underway



Public Tree Plantings



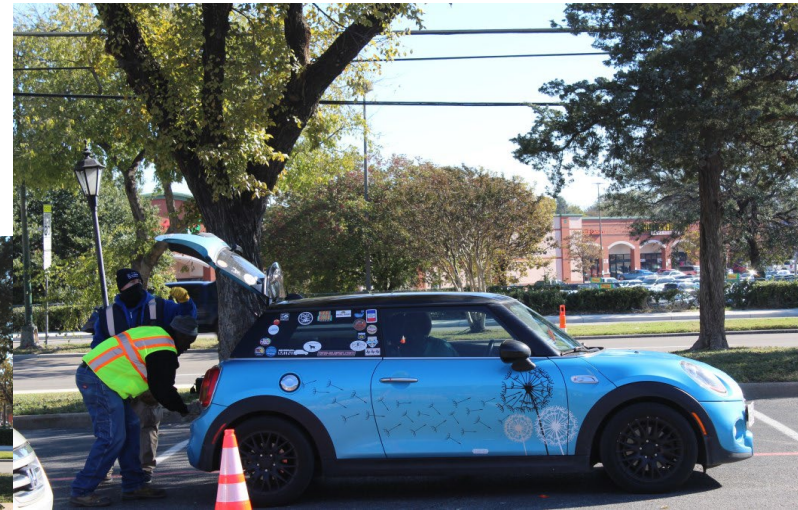
- Efforts to address tree plantings on public and private property
- 4,000 trees planted in calendar year 2021
 - 1,400 public trees in 10 neighborhoods
 - 2,600 trees for private residential properties



Public Tree Plantings



- < 3,500 estimated trees to be planted in calendar year 2022
 - <1,000 public trees in 12 neighborhoods
 - 2,500 trees for private residential properties





Development Initiatives

- CECAP Goal 6: Dallas protects and enhances its ecosystems, trees and green spaces that in turn improve public health
 - Targets include increasing the urban forest canopy to 40% or more by 2050; reducing the urban heat island index by up to 75%; and to significantly improve the public's access to parks or trails
 - Increase the tree canopy in both private and public realm to complete implementation of recommendations from the Urban Forest Master Plan
- Article X was amended in 2018 to improve the adaptability and efficiency of the landscaping and tree conservation ordinances for development
 - Purpose: The general objectives “are to promote and protect the health, safety, and welfare of the public.”





Development Initiatives

- Article X landscaping is adaptable to most development types by employing incentives to build sustainably and with more tree canopy cover
- Protected trees are classified by species and size where more valued significant specimen are encouraged to be maintained
- Only 'historic' trees, designated by council, are prohibited from removal
- Article X conforms to existing city zoning regulations and policies so they can be fully implemented. Development choices are originated by developers and the city to attain long term goals for city growth



Invasive Plants, Animals and Insects

- An invasive species is an introduced organism that becomes overpopulated and harms its new environment
 - Some introduced species may be neutral or beneficial with respect to other species
 - Some adversely affect habitats and bioregions causing ecological, environmental, and/or economic damage
- Adaptive management and natural areas are passively or actively managed
- Various efforts to increase native plantings through low ground vegetation and new saplings by City and Federal partners



Invasive Plants, Animals, and Insects

- Alternative management of vegetation under consideration, namely the use of goats to control invasive species
- Goals
 - Winter vegetation management targeting privet
 - Spring/Summer vegetation management to open forest understory
- Pilot programs to include areas with creeks, floodways, and “difficult to reach” management areas





Invasive Plants, Animals, and Insects

- Ongoing development of fuel load reduction strategies with Dallas Fire Rescue, Texas Forest Services and Technical Team
 - Utilize areas for training, tool work and skills practice
 - Identify areas for prescribed burn and develop plan, in conjunction with state and local agencies



Invasive Plants, Animals, and Insects



- Feral Hogs cause damage to the urban forest and are not limited to any one geological location
 - Traditionally follow creeks and rivers
 - Populations increase rapidly
 - Destroy grasses, tree roots and other vegetation
- City initiated contracts for removal on area-by-area basis in the early 2010 timeframe
- Consolidated to larger trap & release master service agreement in 2017 as a citywide approach to trapping efforts
 - Approximately 2500 feral hogs removed existing contract



Invasive Plants, Animals, and Insects

Emerald Ash Borer (EAB)

- EAB continues to be of concern to healthy ash tree populations throughout the US
 - At this time, no EAB have presented within a 40-mile radius of Dallas
- EAB Draft Action Plan available for public comment March 14 – April 11 at dallascitynews.net and/or Forestry web page



Actions

- Continue trapping at designated sites with partner agencies
- Preliminary sourcing of pesticide applications for limited treatments
- Removal of damaged ash canopies
- Plantings to diversify canopy
- Working with A&M Texas Forest Service to monitor

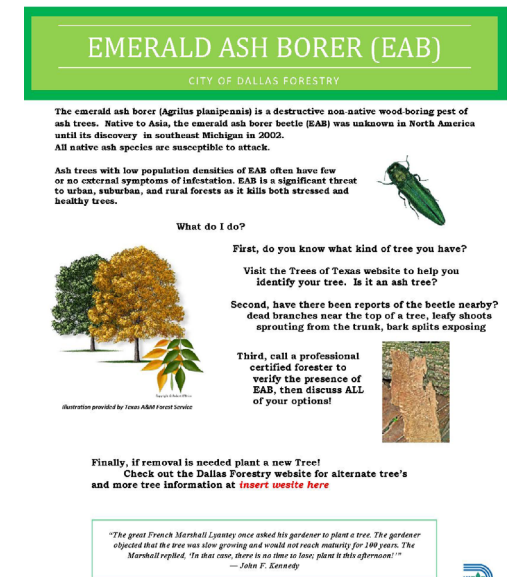
Active site visit June 3, 2022



Outreach



- Team is working towards implementing marketing materials
 - Includes, but not limited: ads, printed materials, social media, etc.
 - Intended to be utilized by City and partners
 - Six-month focus will be Dallas Forestry, EAB information and events
- Non-profit and City Partners Virtual Meeting Spring 2022
 - Go over materials, efforts for plantings and partnering
- Neighborhood Urban Forest Virtual Meeting Summer 2022
 - Outline upcoming volunteer efforts,
 - programs and learn about neighborhood needs



Next Steps

- Continue to implement updates to manuals and emergency response & recovery plans
 - Landscape and Tree Manual
 - Storm Response
- Continue public education efforts through ongoing meetings, field assessments and interactive updates to the Urban Forestry website

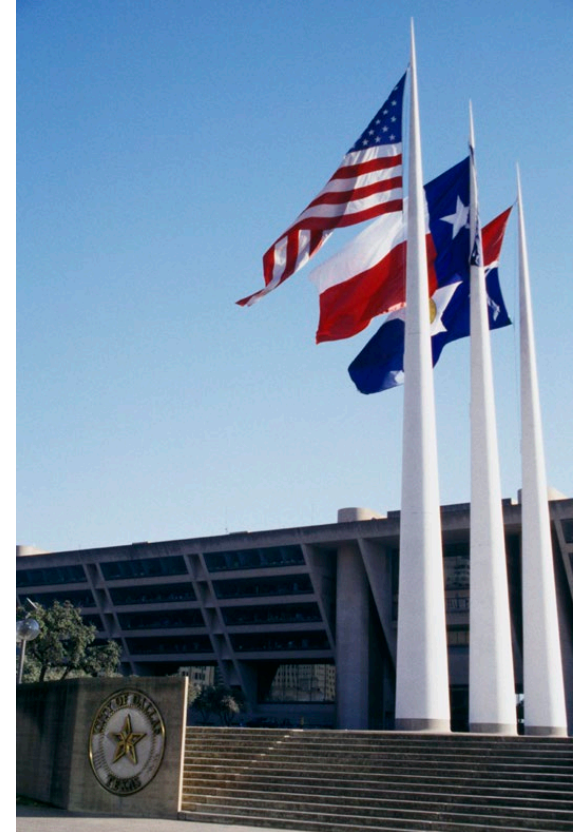


Questions?



Contact Us

- [City of Dallas Forestry Website](#)
- Urban Forest Task Force-Technical Team CODForestry@dallascityhall.com



@DallasWaterUtilities





Comprehensive land use plan update

Environment & Sustainability Committee

April 4, 2022

Andrea R. Gilles, AICP
Assistant Director
Planning + Urban Design





PROJECT OVERVIEW + BACK

TEAMS + ROLES | PAST + CURRENT PLANS | WHAT IS A LAND USE PLAN
HISTORICAL OVERVIEW | EXPECTATIONS

Project Overview



Council District: All

Estimated Total Cost: \$649,960

Funding Sources:

\$415,960 Building Inspection Fund (City of Dallas)

\$234,000 Capital Projects Reimbursement Fund (Dallas County)

Scope: Limited to land use plan

Initiation: Requested by City Council

Project Team ROLES



PLANNING + URBAN DESIGN

- Project Management + Coordination
- Contract Administration + Monitoring
- Stakeholder Engagement (Internal + External)
- Plan Document Development
- Preliminary Land Use Analysis
- Marketing and Website Development
- Plan Implementation

CONSULTANT TEAM

- HL - Scenario planning & community development expertise
- Norris - Local planning & urban design expertise
- KSG - Local community outreach & public relations expertise
- Toole - Mobility planning expertise

Project Team ROLES



City of Dallas

TECHNICAL COMMITTEE

- Provide Explicit Procedural Feedback and Guidance on Deliverables
- Help identify key stakeholder groups
- Vet Consultant Analyses and Recommendations
- Inform Development of Implementation Plan

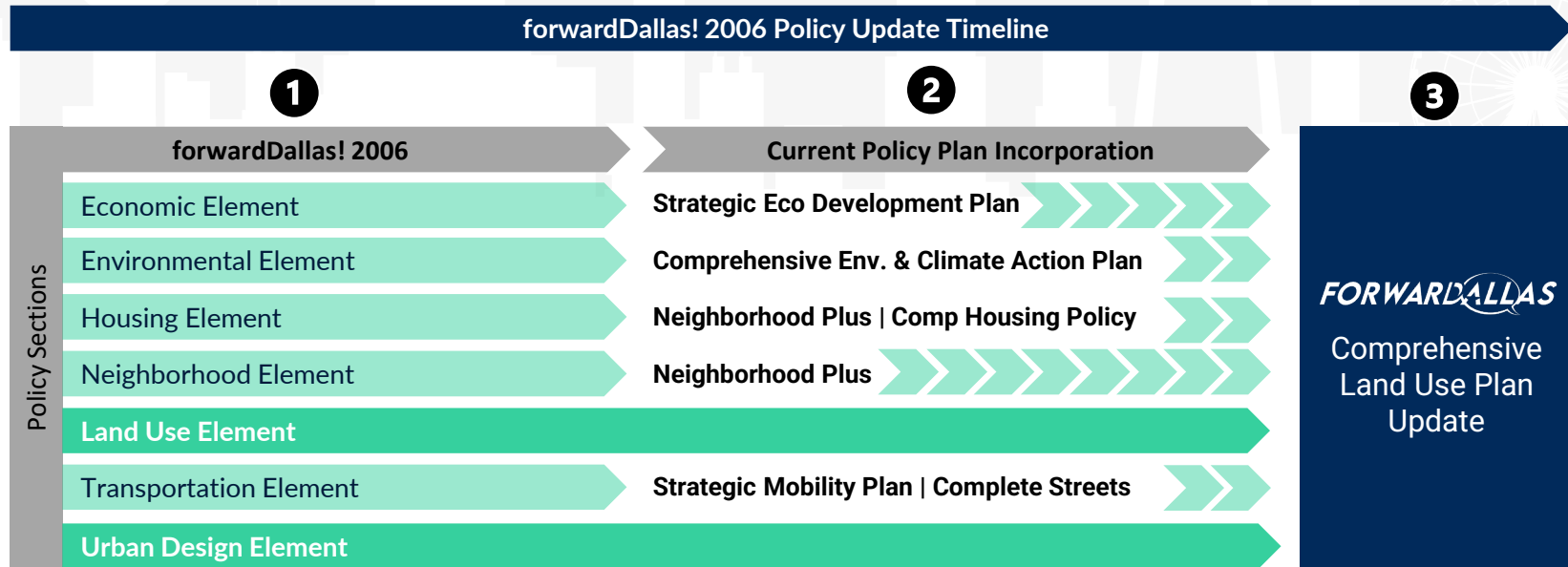
CPC CLUP COMMITTEE

- Community Advisory Committee
- Meet At Key Points To Discuss Issues And Plan Direction
- Provide Feedback
- Inform Broader CPC
- Oversee and guide planning process
- Listen To The Community
- Monitor implementation

Past + Current Plans

RELATIONSHIP TO OTHER PLANS

The original forwardDallas! (2006) had 7 policy sections. The **land use** and **urban design** elements have a direct relationship to the current update.



Relationship Legend to ForwardDallas Update:

Direct



Indirect



Historical Overview

HISTORICAL URBAN DEVELOPMENT

Over time, the City's urban form and public realm have been affected by the following land use patterns:

- ① Transportation
- ② Development
- ③ Ecological

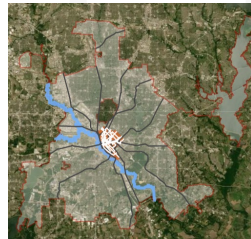
1855



1875



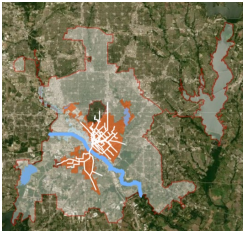
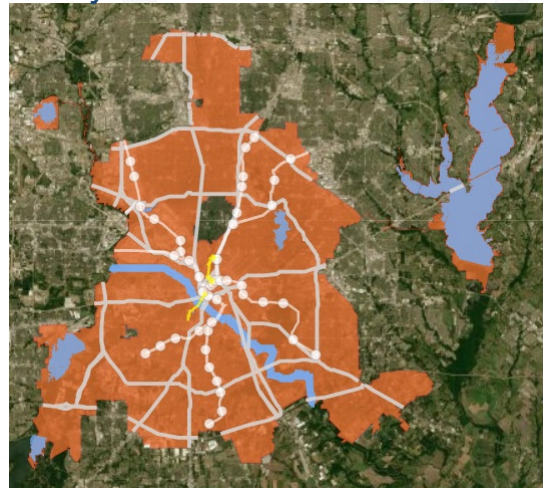
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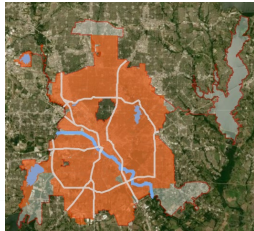
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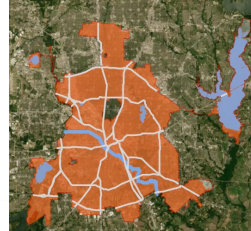
today



1940



1960



1980



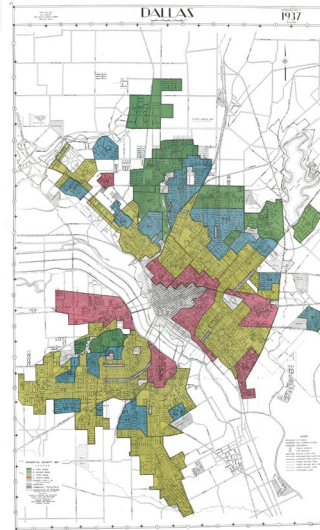
2000

Historical Overview

ZONING + LAND USE INEQUITIES

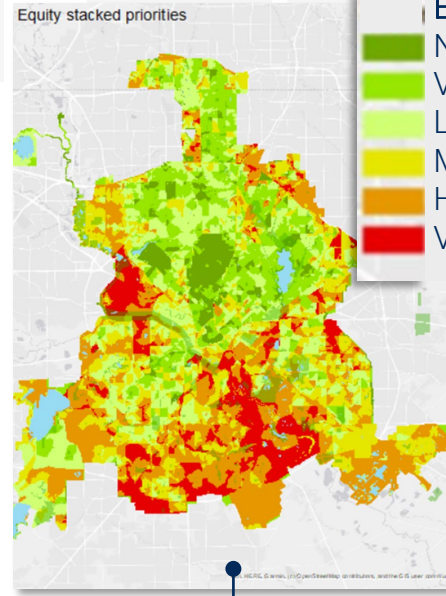
Segregation that was built into the zoning and land use policies led to inequitable:

1. Land Distribution
2. Concentrations of People
3. Opportunities to Access



1937

Redlined HOLC Overlay Historically Affected Communities



Now

Smart Growth for Dallas Equity Overall Priorities



Key Issues

1

Racial inequities in land use were not addressed

2

Neighborhood **plans not integrated** into process

3

Lack of implementable policies and programs

4

Recent planning efforts don't align with current policies

5

Land use vision doesn't represent current desires

6

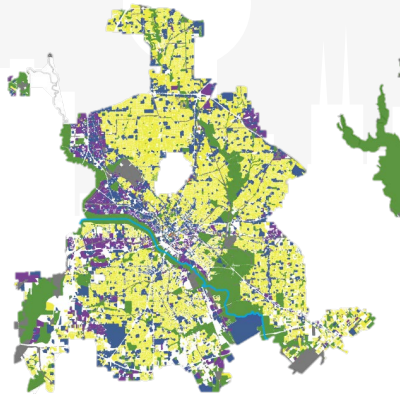
Need to account for **changing growth demands** in Dallas



LAND USE PLANNING + ZONING

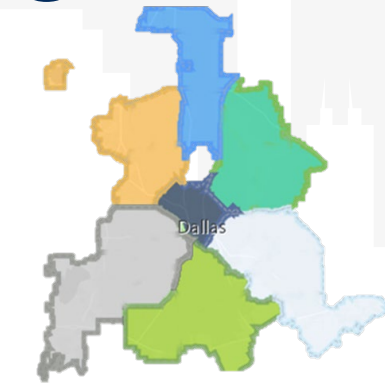
TYPES OF PLANS | LAND USE BASICS

Planning SCALEs



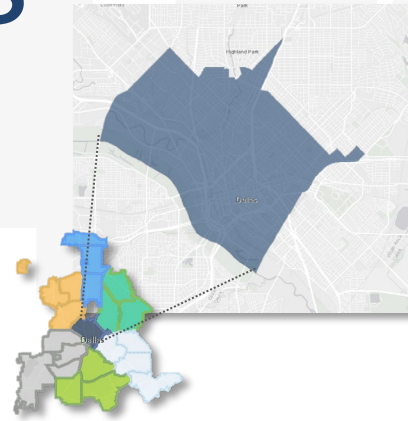
CITYWIDE

- Historical Urban Development
- Existing Land Use
- Future Land Use



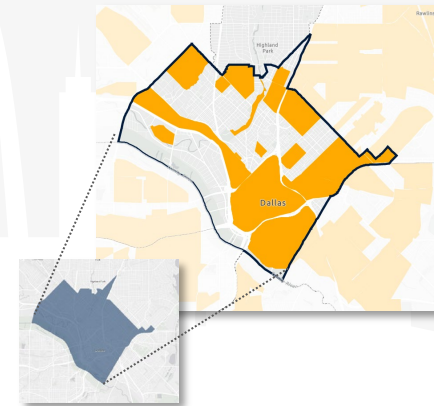
PLANNING DISTRICTS

- Planning Staff Coordination
- Services Delivery



SUB DISTRICTS / AREAS

- Infrastructure Priorities
- Future Land Use & Zoning
- Area Planning



NEIGHBORHOODS

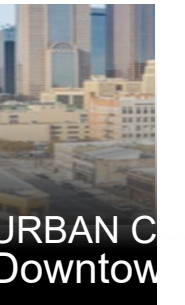
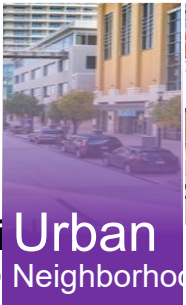
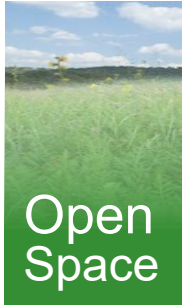
- Cultural Building Blocks
- Neighborhood Organizations
- Neighborhood Planning
- Tactical / Grassroots

CITY-INITIATED PLANNING

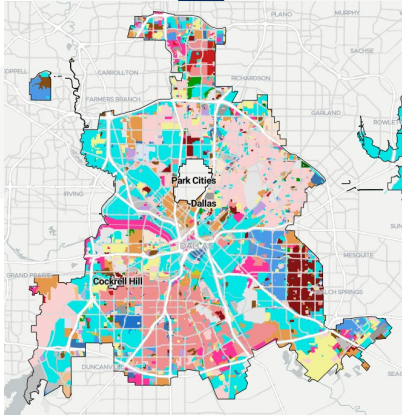
NEIGHBORHOOD-DRIVEN PLANNING

What is Land Use?

Land use is a system of organizing the use of land to meet the occupant's needs (residential, retail, industrial, or agricultural) while respecting the capabilities of the land.



Zoning vs Land use Plan



ZONING

- Primary tool for city to control land use
- Definitive tool for permitting various land uses in a given location
- Requested zoning changes happen frequently throughout the city



LAND USE PLAN

- Overarching guiding document to articulate city goals and objectives
- May not necessarily align with existing zoning
- Changes infrequently, serves as a major anchor for decision making



PROJECT OVERVIEW

APPROACH | KEY SCOPE ITEMS | PROJECT OBJECTIVES

Project approach + scope

We Are Here



Project Objectives

- Develop a land use plan that reflects residents needs/concerns as the city grows/changes for decades to come.
- Development of a future land use map.
- Address racial inequities in land use not previously addressed.
- Incorporate neighborhood planning into the process (**Planning at Different Scales**; Plan guided by and for the community.
- Establish a common vision and set of policies and actions that can be measured and evaluated by residents and decision makers on an annual basis.
- Enhancing a framework for TOD planning including urban design standards.
- Identify partnership opportunities and strategic coordination.



PUBLIC ENGAGEMENT UPDATE

MARKETING STRATEGY | TIMELINE | PUBLIC PARTICIPATION | PRELIMINARY FINDINGS

Engagement Timeline

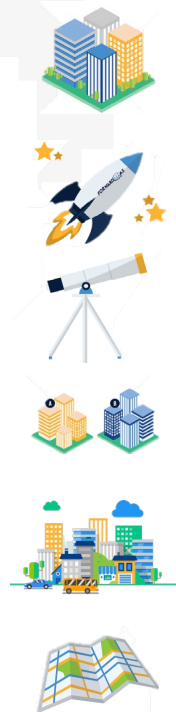
We Are Here

PROJECT TIMELINE

TASK TIMELINE

OUTREACH EVENT

OUTREACH SERIES



1 INITIAL COMMUNITY ENGAGEMENT

Getting the community engagement efforts rolling with a series of workshops and an online questionnaire to identify priority issues.

2 EXISTING CONDITIONS & BASELINE SCENARIO

Establish a solid technical and conceptual foundation of Dallas with a 3D model of its urban environment and configure ArcGIS Urban to establish a baseline scenario.

3 LAND USE VISIONING

Forming the vision of Dallas's future together with the community and key stakeholders.

4 SCENARIO DEVELOPMENT

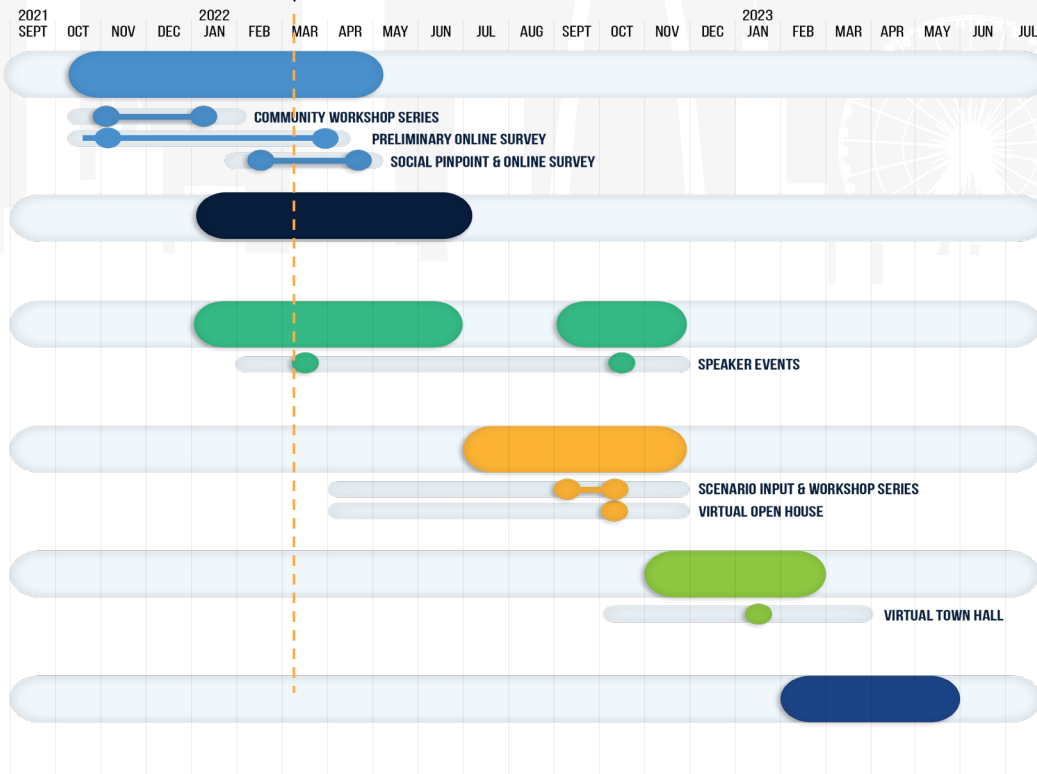
Developing alternative land use development scenarios based on the community's vision.

5 RECOMMENDED SCENARIO & DRAFT PLAN

Meeting with the community to refine the scenarios into a single recommended model.

6 PUBLIC BRIEFING/HEARINGS & ADOPTION

Preparation of the Land Use Plan document to be considered for adoption.



Participant Touchpoints

Participants by Zip Code

Representative of all workshops, summit and popup events as of Dec 2021*

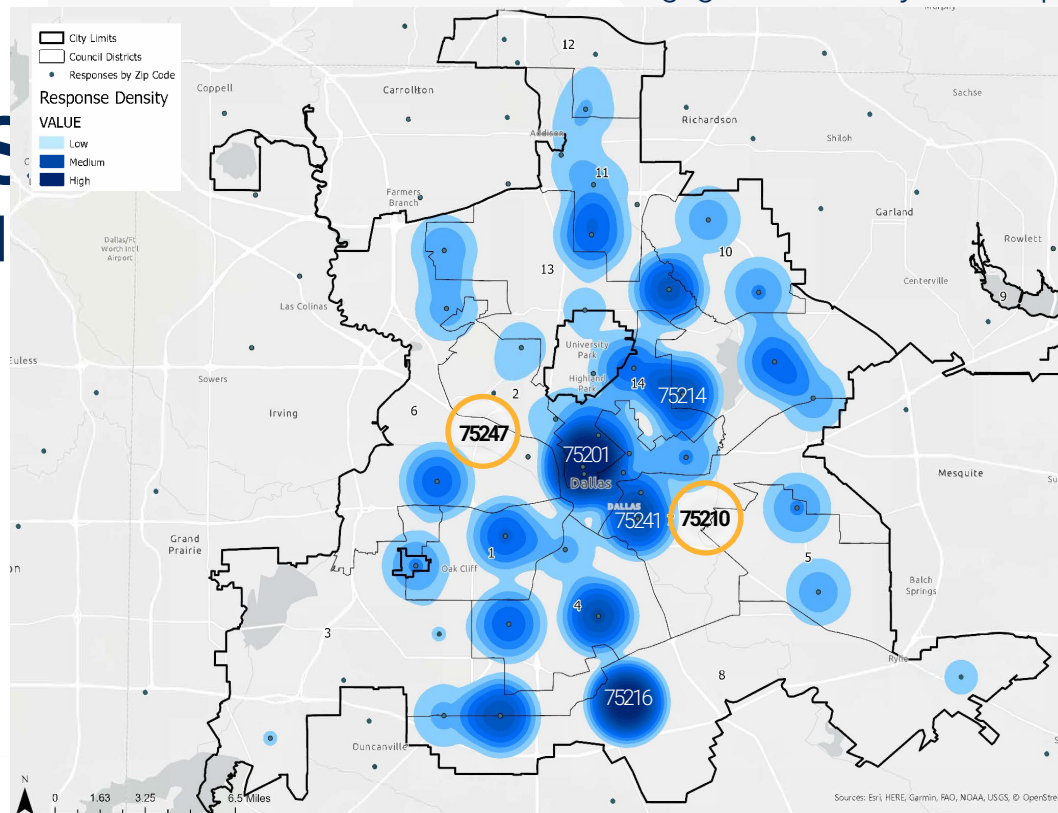
Most Touchpoints

75241 75201
75216 75214

More Touchpoints Needed

75247 75210

Initial Engagement Density Heat Map



*Online survey data to be included in future Engagement Summary in April 2022

Preliminary Findings

DEVELOPMENT PROCESS AND PLANNING

QUALITY OF LIFE

ENVIRONMENTAL JUSTICE

COMPLETE NEIGHBORHOOD CENTERS

ECONOMIC DEVELOPMENT AND REVITALIZATION

MOBILITY AND CONNECTIVITY

HOUSING CHOICE AND QUALITY

NEIGHBORHOOD STABILITY

ENVIRONMENTAL QUALITY



NEXT STEPS SAYING INVOLVED

Next Steps for PUD



Stay Involved

1

Check our website
Visite nuestro sitio web



[DallasCityHall.com/ForwardDallas](https://dallascityhall.com/ForwardDallas)

2

Sign up to be notified
Regístrate para ser notificado



<https://bit.ly/fdstayinformed>

3

Take the survey
Realiza la encuesta



<https://bit.ly/fwddallassurvey>

4

Open Call
Llamada abierta

PU@DallasCityHall.com



5

Follow us
Síguenos

[@DallasPlanUD](https://twitter.com/DallasPlanUD)



A dark blue silhouette of the Dallas skyline is positioned at the top of the image. It includes various recognizable buildings and structures, such as the Reunion Tower, the AT&T Tower, and the American Airlines Center. On the right side, the Arch of the Gateway and a Ferris wheel are also visible.

Q+A

*FORWARD***DALLAS**



Memorandum



CITY OF DALLAS

DATE April 4, 2022

TO Honorable Members of the Environment & Sustainability Committee

SUBJECT **Upcoming Building Services Department Agenda Items for Upcoming Solar, Lighting Retrofits at City Facilities and for participating in Oncor incentive program**

The following three items related from the Building Services Department (BSD) are scheduled for consideration by the City Council on the April 13, 2022 Agenda:

File ID 22-404: Authorize a service contract for the installation of fully operational high-efficiency lighting systems at multiple City facilities with Facility Solutions Group, Inc. through The Interlocal Purchasing System Contract No. 210601 Part 2 - Not to exceed \$1,030,577.00 - Financing: Capital Construction Fund (\$524,515.00) and Coronavirus State and Local Fiscal Recovery Funds (\$506,062.00).

File ID 22-436: Authorize a construction services contract for the installation of solar photovoltaic systems at multiple City facilities with Ameresco, Inc. through The Interlocal Purchasing System Contract No. 210203 Part 2 - Not to exceed \$993,938.28 - Financing: Capital Construction Fund (\$500,000.00) and Coronavirus State and Local Fiscal Recovery Funds (\$493,938.28).

File ID 22-525: Authorize **(1)** an agreement with Oncor for the City of Dallas to participate in the Oncor Commercial Solar Program which offers rebates for installing solar on City owned facilities; **(2)** an amendment to the agreement with Oncor Delivery Electric Company LLC (Oncor), for City of Dallas to participate in the 2022 Oncor Commercial Standard Offer Program which provides cash incentives for implementing energy efficiency measures at City facilities; **(3)** the receipt and deposit of funds in an estimated amount of \$290,000.00 annually in the Capital Construction Fund; and **(4)** execution of both agreements with Oncor - Estimated Annual Revenue: Capital Construction Fund \$290,000.00.

BACKGROUND

The adopted FY22 budget includes \$500,000 in dedicated funding in the capital construction fund and \$1,000,000 from the American Rescue Plan Act (ARPA) to install solar and energy efficiency initiatives at City buildings in support of the City's Comprehensive Environmental & Climate Action Plan (CECAP) goals. The Environment & Sustainability Committee was briefed in October and November on energy management at city facilities [\[found here\]](#). This included discussion of using the available funding, in part, to reduce electricity consumption through retrofits, thereby enhancing payback periods of future solar installations.

DATE

April 4, 2022

SUBJECT

Upcoming Building Services Department Agenda Items for Upcoming Solar, Lighting Retrofits at City Facilities and for participating in Oncor incentive program

The Building Services Department is developing two contracts for City Council approval on April 13th to install 422.8 kW of solar on three facilities and lighting retrofits at three facilities to reduce electricity consumption by 1,316,945 kWh annually for the two projects. Energy Use Intensity (EUI) energy benchmarking data from Energy Star Portfolio Manager, total annual energy usage, equity considerations, and other factors were used to prioritize the buildings for these projects.

These projects, once implemented, will help to address actions of the CECAP that was adopted by the City in May 2020 to reduce City of Dallas greenhouse gas emissions by 43% below 2015 levels by 2030 and 100% by 2050 to achieve carbon neutrality.

Lighting Retrofits at City Facilities

This service contract will encompass retrofitting parking garage lighting, emergency egress lighting, facility interior lighting, facility exterior lighting and parking lot lighting with new energy efficient lighting along with lighting controls at the City Hall Parking Garage, Hampton-Illinois Branch Library and Juanita Craft Recreation Center.

Facility	Location	Annual Electricity Consumption Reduction (kWh)	Cost
City Hall Parking Garage	1500 Marilla Street	475,721	\$604,682
Hampton-Illinois Branch Library	2951 South Hampton Road	134,802	\$294,716
Juanita Craft Recreation Center	4500 Spring Avenue	51,927	\$131,179
Totals		662,450	\$1,030,577

The current annual energy usage for the City Hall Parking Garage lighting is 729,533 kilowatt hours (kWh), costing \$35,019.00. Retrofitting the garage to high-efficiency lighting along with a lighting control system is expected to reduce the annual energy usage by 65% to 253,812 kWh compared to existing lighting. These retrofits would provide annual energy cost saving of approximately \$22,835. In addition to savings on energy costs, we project an additional savings of \$62,508 in annual maintenance costs.

The current annual energy usage for the Hampton-Illinois Branch Library lighting is 171,158 kilowatt hours (kWh), costing \$8,729. Retrofitting the library interior and exterior lighting to high-efficiency lighting along with a lighting control system is expected to reduce the annual energy usage by 79% to 36,356 kWh compared to existing lighting. These retrofits would provide annual energy cost saving of approximately \$6,875. In addition to savings on energy costs, we project an additional savings of \$8,781 in annual maintenance costs.

DATE

April 4, 2022

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Upcoming Building Services Department Agenda Items for Upcoming Solar, Lighting Retrofits at City Facilities and for participating in Oncor incentive program

The current annual energy usage for the Juanita Craft Recreation Center lighting is 66,680 kilowatt hours (kWh), costing \$3,935. Retrofitting the recreation center interior and exterior lighting to high-efficiency lighting along with a lighting control system is expected to reduce the annual energy usage by 77% to 14,753 kWh compared to existing lighting. These retrofits would provide annual energy cost saving of approximately \$3,064. In addition to savings on energy costs, we project an additional savings of \$3,335 in annual maintenance costs.

Solar PV on City Facilities

This service contract will authorize the installation of fully operational solar photovoltaic (PV) systems and turn-key services at the Dallas West Branch Library, the Fretz Park Recreation Center, and the Pleasant Oaks Recreation Center. Installation of solar PV at the selected facilities optimizes solar output kilowatt hours (kWh) and will significantly offset their energy costs.

Facility	Location	System Size (kW)	Consumption Offset (%)	Cost
Fretz Park Recreation Center	6950 Belt Line Road	119.3	48.9%	\$285,071
Pleasant Oaks Recreation Center	8701 Greenmound Avenue	155.5	57.4%	\$363,391
Dallas West Branch Library	2332 Singleton Boulevard	148	66.2%	\$345,476
Totals		422.8	57.3%	\$993,938

The annual energy usage for the Dallas West Branch Library is 354,880 kilowatt hours (kWh), costing \$23,839.36. Installing solar PV is expected to reduce the annual energy usage by 66% to 119,627 kWh compared to exiting energy usage and reduce the annual energy cost by approximately \$15,803.32.

The annual energy usage for the Fretz Park Recreation Center is 379,008 kilowatt hours (kWh), costing \$22,471.47. Installing solar PV is expected to reduce the annual energy usage by 49% to 193,585 kWh compared to exiting energy usage and reduce the annual energy cost by approximately \$10,993.77.

The annual energy usage for the Pleasant Oaks Recreation Center is 246,777 kilowatt hours (kWh), costing \$37,389.72. Installing solar PV is expected to reduce the annual energy usage by 57% to 182,903 kWh compared to exiting energy usage and reduce the annual energy cost by approximately \$21,473.94.

DATE

April 4, 2022

SUBJECT

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The proposal also includes to provide data monitoring infrastructure to tie in with existing Niagara building management system. This provision helps the City of monitor the performance of the solar system and with maintenance.

Oncor Incentive Programs

These agreements will authorize the City of Dallas to participate in Oncor incentive programs offered under the Commercial Solar Program and Commercial Standard Offer Program for energy efficiency improvements.

In 2021, the City of Dallas signed an umbrella agreement with Oncor to participate in the energy efficiency rebate program. Currently Oncor offers two energy efficiency rebate programs:

- 1) Commercial Standard Offer Program which provides rebates for energy efficiency improvements such as, but not limited to, high efficiency retrofits, new lighting controls, high efficiency HVAC equipment replacements, energy star rated roof replacements.
- 2) Commercial Solar Program which offers rebates for installing solar on City owned facilities.

Oncor updates the project requirements for both programs every year and requires qualified customers to sign the program addendum to participate in the energy efficiency rebate program. The rebates offered under these programs are not guaranteed as Oncor has a limited annual budget for these programs and offers rebates for customers on a first-come first-serve basis.

Please contact John Johnson, Interim Director of the Building Services Department, or me should you have any questions or concerns.



Robert M. Perez, Ph.D.
Interim Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager
Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Carl Simpson, Interim Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors