



City of Dallas

DART TOD Housing Unit Challenge Update

**Economic Development
Committee
November 1, 2021**

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Presentation Overview



- Purpose
- Background/History
- Overview of Selected Sites
- Staff Recommendations
- Next Steps



Purpose



- Update the Committee on the status of staff's response to the TOD Housing Unit Challenge.
- Describe next steps necessary for staff to investigate potential development opportunities on DART-owned properties.



Background/History



- On July 1, 2020 Councilmembers West, Kleinman, Atkins and Thomas issued a challenge to the City and DART:
 - Utilize available City or DART land within half mile of up to ten DART transit stations to produce mixed income housing developments with no less than 1,000 affordable housing units serving individuals with income levels between 30 to 120% of the Area Median Income.



Background/History



- December 2020: TOD Housing Unit Challenge Update (Housing and Homeless Solutions)
- May 2021: 1000-Unit Housing Challenge: Recommended Developers & Next Steps (Housing & Homeless Solutions)
- September 2021: DART Update (Economic Development Committee)



Phase 1: City Owned Property



Recommended/Preferred Developers

Developer/Applicant	Project Type	# of Units	Total Project Cost	Cost/Unit	Proposed Site	Status
Lavoro Capital Holdings LP	Multifamily & Retail	340	\$ 53,880,000.00	\$ 158,471	4515 S. Lancaster	
Brinshore - Southfair CDC - BCW	Multifamily & Retail	89	\$ 25,644,237.00	\$ 288,137	3015 Al Lipscomb Way	
Innovan Neighborhoods – Matthews Southwest	Multifamily/ Townhome/Cottages	303	\$ 71,528,527.00	\$ 236,068	6601 S. Lancaster	
Totals/Average		732	\$ 50,350,921.33	\$ 227,558.61		

- Highest scoring development team for each site is recommended



Potential Phase I(a) DART Sites



- Preliminary Short-list of DART redevelopment sites

Address	CD	Acreage	Parking Spaces	Parking (% Used)*	Station Name
6410 Lake June Rd	5	22.9	434	23%	Lake June Station
2646 S Westmoreland Rd	3	15.3	672	41%	Westmoreland Station
8008 Elam Rd	5	12.2	499	33%	Buckner Station
2002 South Hampton Rd	1	10.6	455	44%	Hampton Station
11310 Denton Rd	6	4.1	221	23%	Royal Station
1740 E. 8 th Street	4	6.9	196	60%	8 th & Corinth Station (3 parcels)
Total Acreage		72.0			

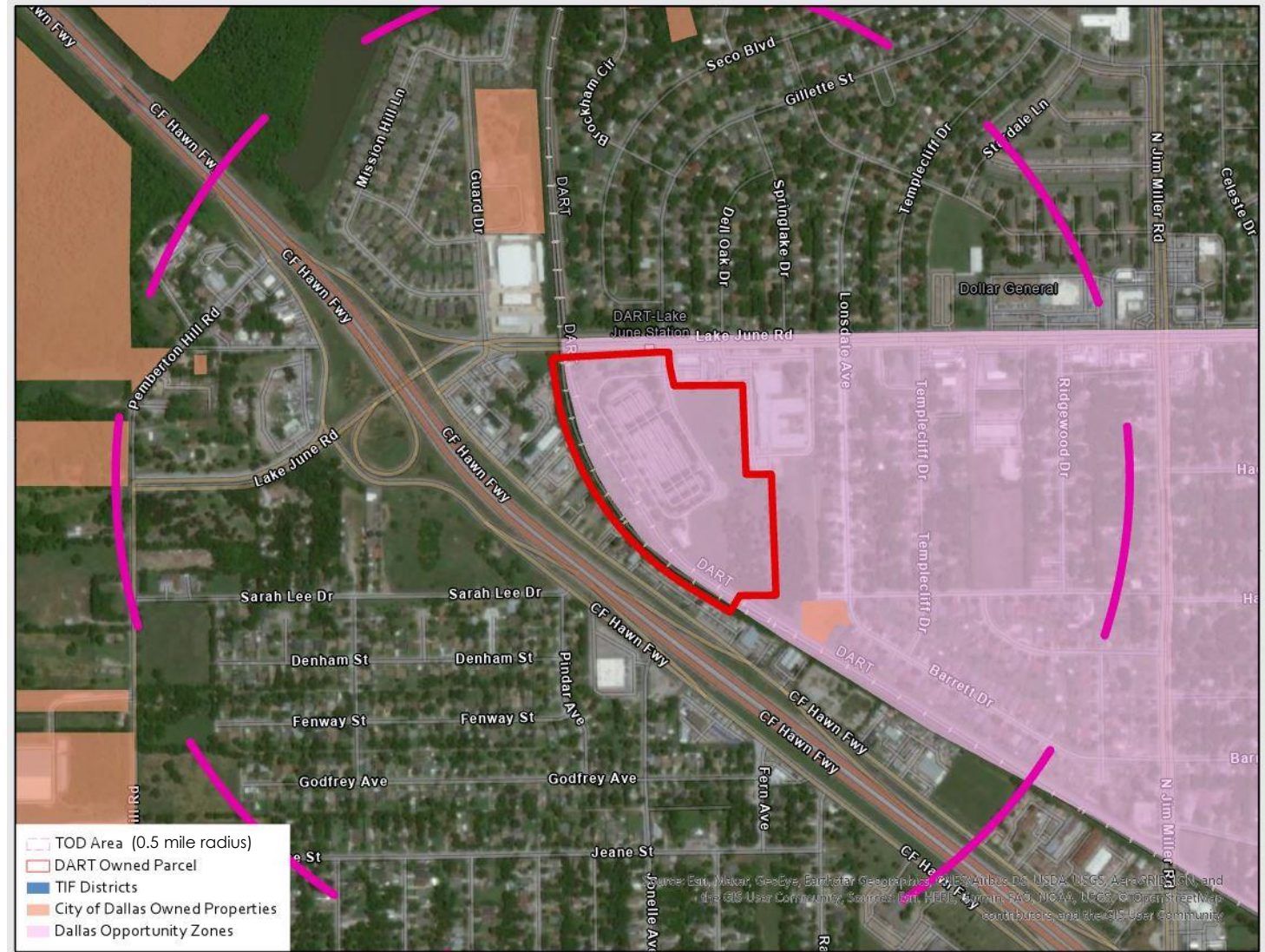
* DART TOD Property Evaluation, 2019



Lake June Station



- **Area:** 22.9 acres
- **Zoning:** LI (Light Industrial)
- **Council District:** 5
- **Parking Spaces:** 434
- **Parking (% Used):** 23%
- **Schools:** Henry B Gonzalez Personalized Learning Academy
- **Nearest full-service grocer:** 0.2 miles
- **Nearest healthcare:** 1 mile



Westmoreland Station



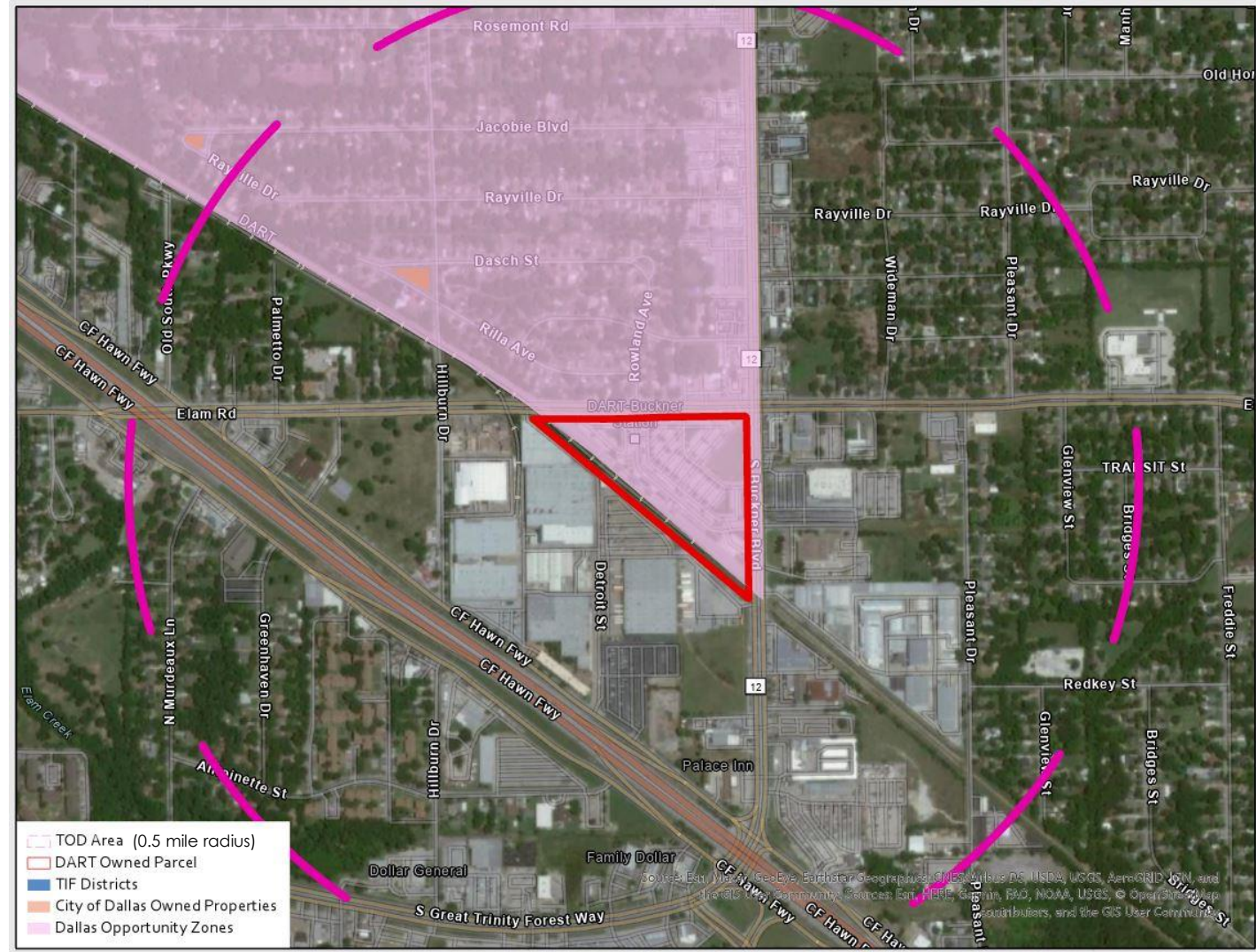
- **Area:** 15.3 acres
- **Zoning:** MF (Multi-Family)
- **Council District:** 3
- **Parking Spaces:** 672
- **Parking (% Used):** 41%
- **Schools:** Stockard Junior High School
- **Nearest full-service grocer:** 0.17 miles
- **Nearest healthcare:** 2.7 miles



Buckner Station



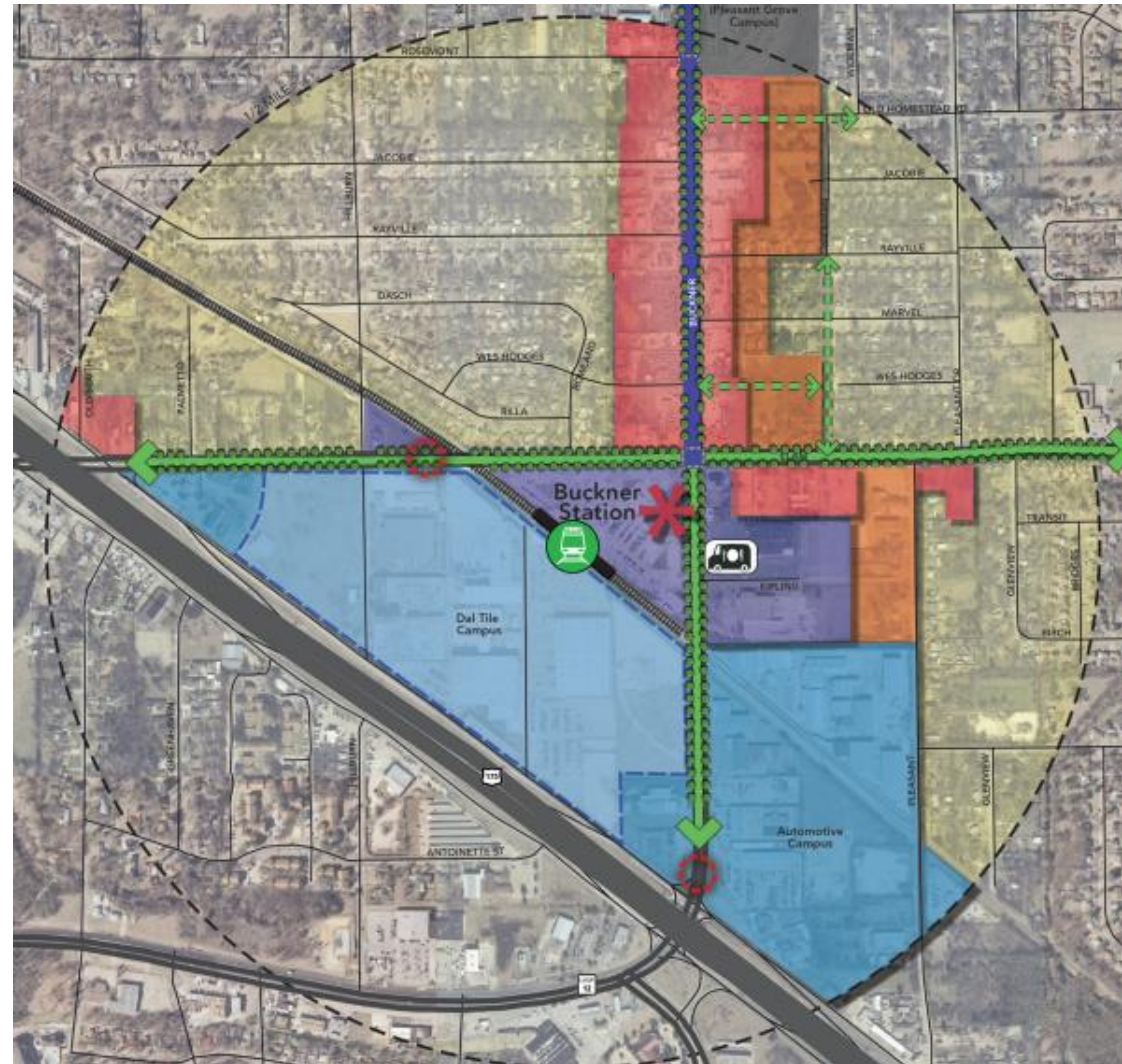
- **Area:** 12.2 acres
- **Zoning:** PD 366(retail)
- **Council District:** 5
- **Parking Spaces:** 499
- **Parking (% Used):** 33%
- **Schools:** B.H. Macon Elementary School; W A Blair Elementary School
- **Nearest full-service grocer:** 0.4 miles
- **Nearest healthcare:** 0.11 miles



Buckner Station TOD Plan



- **Adopted:** February 2013
- **Vision:** The Buckner Station area is envisioned as a safe, walkable, mixed-use neighborhood that provides a range of employment and job training opportunities, neighborhood-serving retail, entertainment destinations, and housing options.



Buckner Land Use Concept Plan

- Buckner Station
- 1/2 mile station
- Priority Intersection/Crosswalk
- Complete Streets Priority Area
- Secondary Streetscape Area
- Proposed Street Connection
- Gateway
- Food Cart Pod
- Example Catalyst Sites
- Commercial Corridor
- Urban Mixed-Use
- Urban Neighborhood
- Industrial Area
- Residential Neighborhood
- Campus District
- Dal Tile Campus



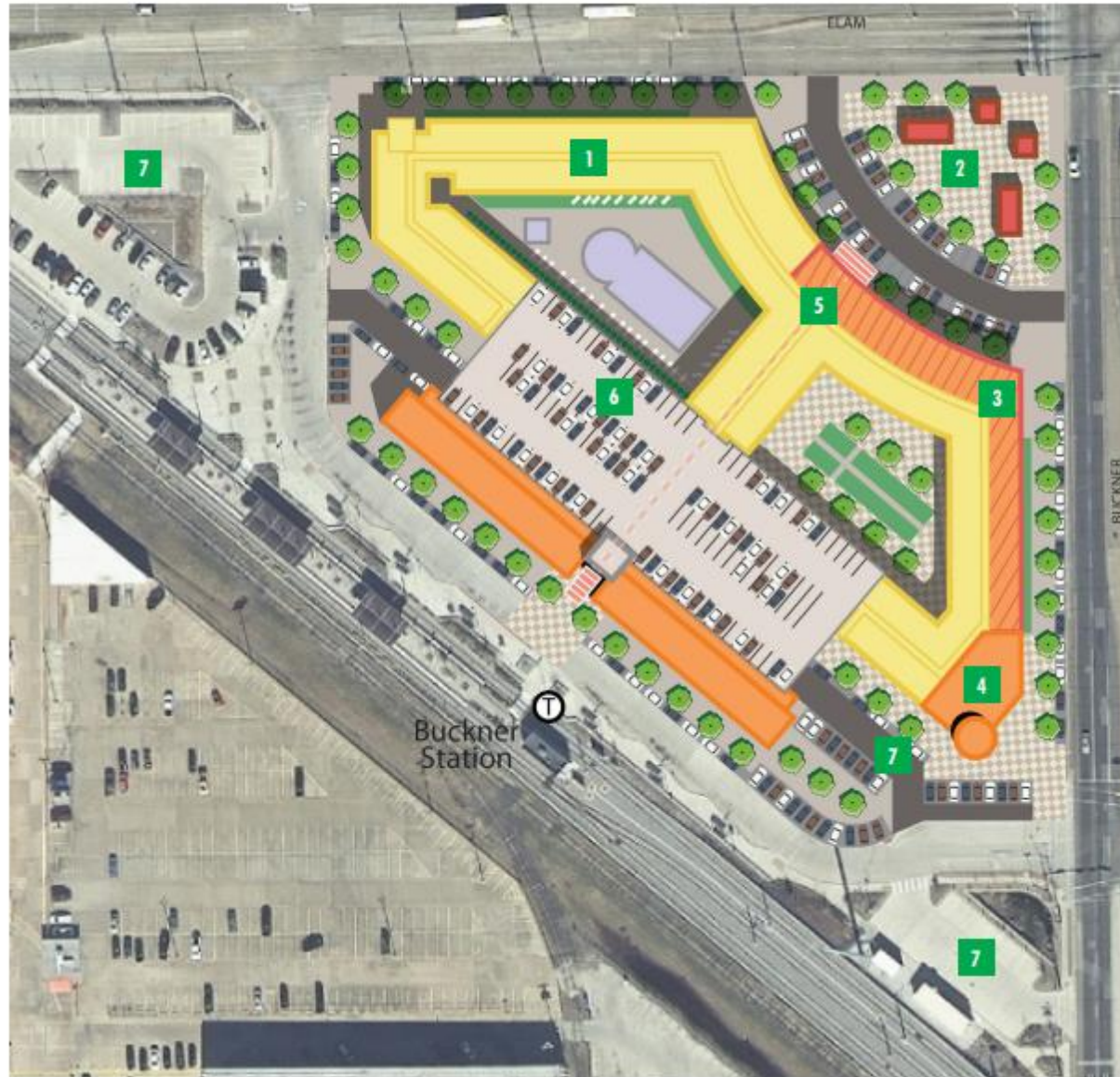
Buckner Station TOD Plan



New housing and retail development, and streetscape enhancements will help transform the Buckner Station area.



Buckner Station TOD Plan



Proposed Development Program Highlights

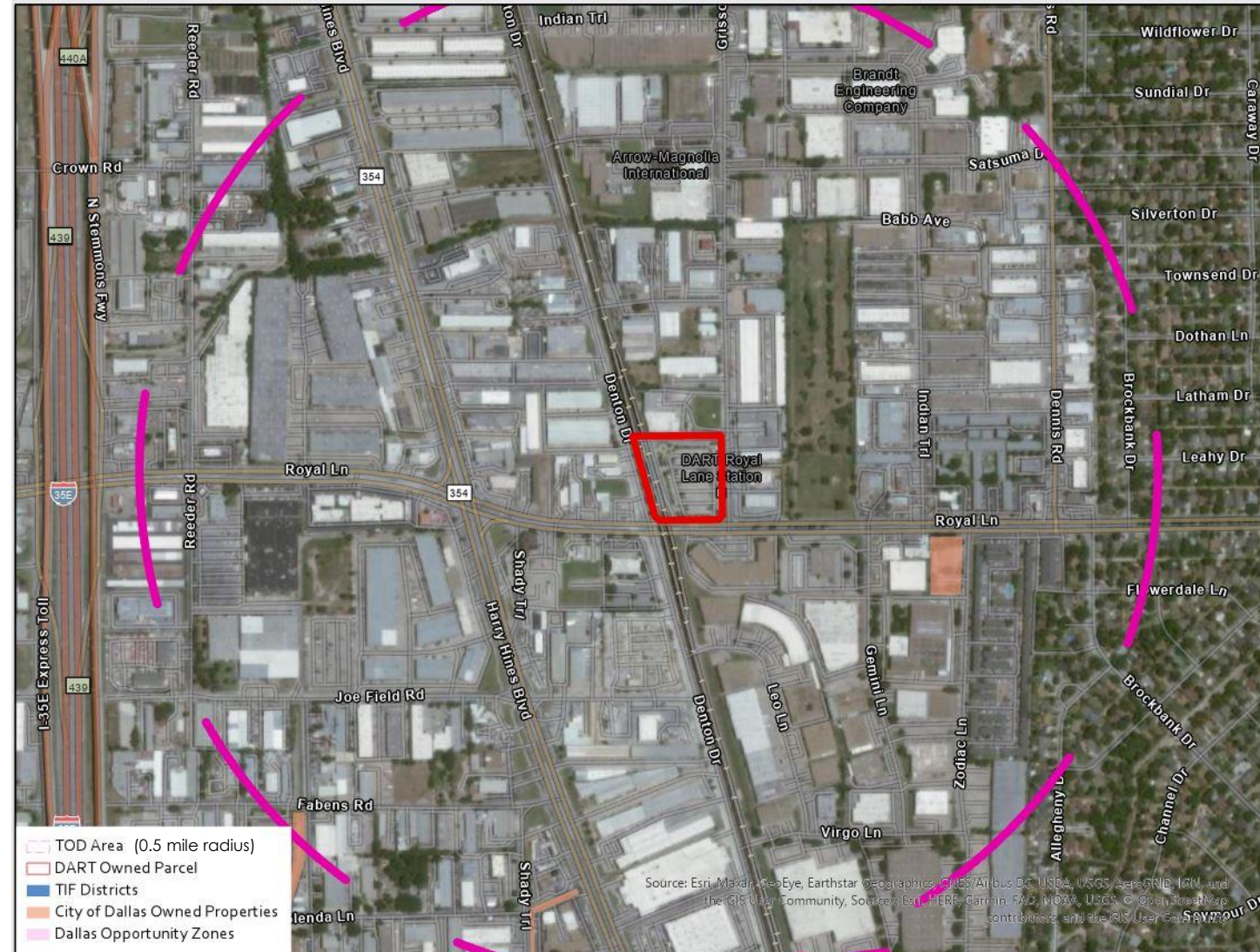
- 1 231 new housing units that range in size from studio to three-bedroom
- 2 Food carts in plaza
- 3 Ground-floor retail with housing above
- 4 Leasing office and clubhouse
- 5 Pedestrian walk through breezeway
- 6 200-space parking structure
- 7 258 surface parking spaces



Royal Lane Station



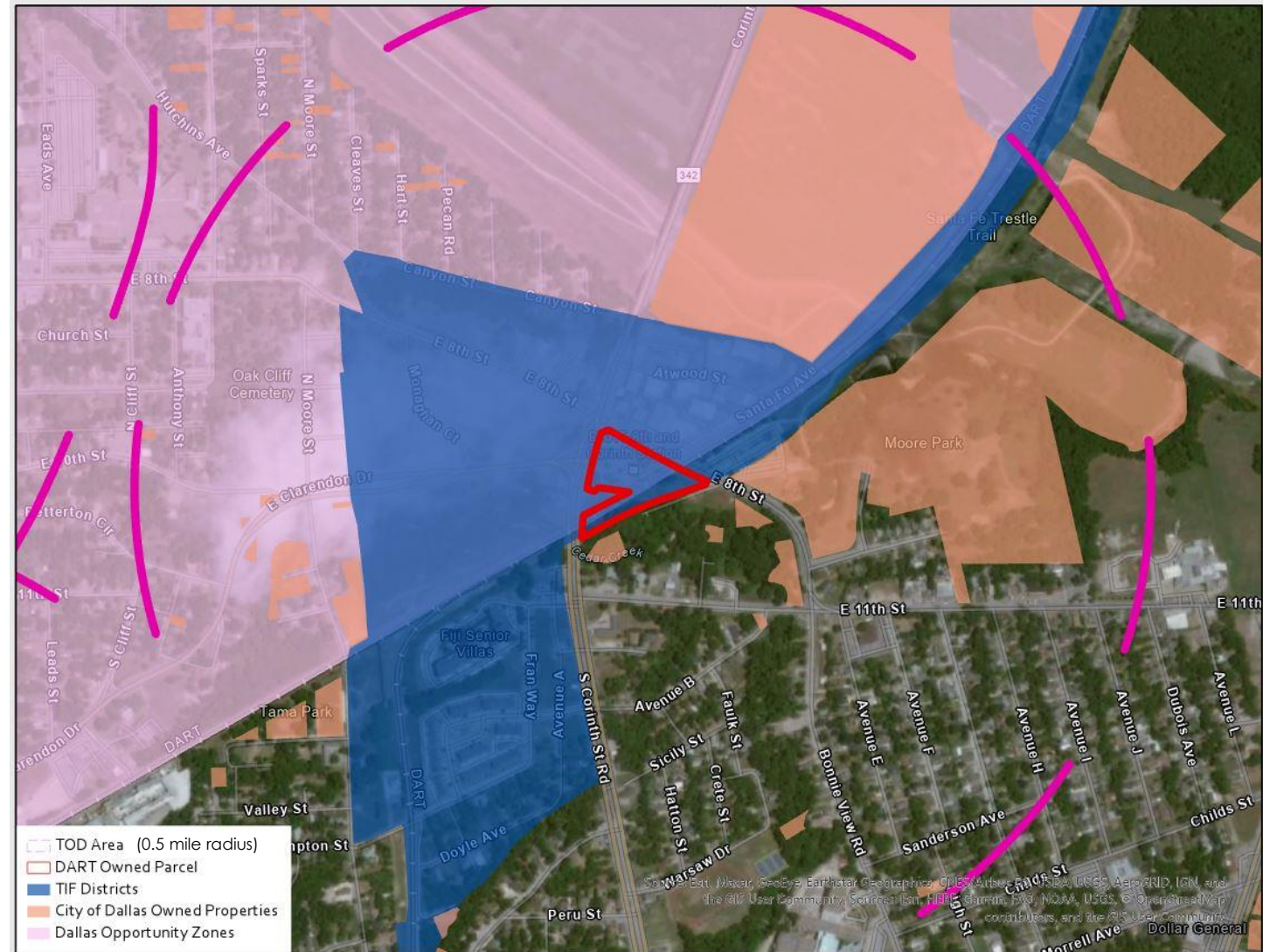
- **Area:** 4.1 acres
- **Zoning:** PD 366(Industrial Research)
- **Council District:** 6
- **Parking Spaces:** 221
- **Parking (% Used):** 23%
- **Schools:** Herbert Marcus Elementary School; FP Caillet Elementary School
- **Nearest full-service grocer:** 0.15 miles
- **Nearest healthcare:** 1.0 miles



8th & Corinth Station



- **Area:** 6.9 acres
- **Zoning:** PD 383 (retail)
- **Council District:** 4
- **Parking Spaces:** 196
- **Parking (% Used):** 60%
- **Schools:** NW Early Childhood Center; Franklin D. Roosevelt High School
- **Nearest full-service grocer:** 1.5 miles
- **Nearest healthcare:** 1.7 miles



Proposed Action



On November 10, the City Council will consider a Memorandum of Understanding (MOU) between the City and DART.

- The MOU will allow the City to market the DART sites through RFPs or other methods.
- Once the city secures a development partner, the City will negotiate an interlocal agreement with DART, as well as a lease agreement and development agreement.
- Each transaction will require the approval of the DART board and the City Council.



Proposed Action



DART Obligations under the MOU:

- **DUE DILIGENCE:** DART will provide information on each site (deed records, title information, surveys, environmental reviews, etc.)
- **KNOWN ISSUES:** DART will outline known issues that might impact development (such as environmental contamination, floodplain areas, existing easements, required easements, and desired future terms to facilitate DART operation of transit facilities on the site)
- **FTA COORDINATION:** DART will provide coordination with the Federal Transit Administration (FTA) review regarding review and input regarding any DART property with a Federal interest



Proposed Action



City Obligations under the MOU:

- **SITE REVIEWS:** Staff will review the information provided by DART and determine the suitability of each DART site for development. Where applicable, the City will determine if an adjacent or nearby City site should also be considered in a future development plan.
- **SOLICIT DEVELOPERS:** For any site deemed developable, the City will solicit a development partner for the site.
- **TRANSFER/DEVELOPMENT DOCUMENTS:** Once a developer has been selected, the City will notify DART and begin negotiation of an interlocal agreement and related sale and/or lease documents.



Staff Recommendation



- Staff recommends the Economic Development Committee forward the proposed Memorandum of Understanding between the City and DART to City Council for consideration and approval.



Next Steps



APPROVALS:

- Council will consider the Memorandum of Understanding on November 10.
- The DART board will consider the MOU on November 16.

IMPLEMENTATION:

- If approved, staff will begin working with DART immediately to review due diligence materials and determine the development potential of each site.
- Once sites are deemed developable, staff will solicit development partners for the sites.





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