



# Coordinated Land Use and Transportation Planning Task Force

Virtual Meeting | October 20, 2021



**North Central Texas  
Council of Governments**

# 2021 Task Force Meeting Schedule

January

April

July

Wednesday, October 20, 2021

2022 meetings to be posted on  
website soon

[www.NCTCOG.org/LUTTF](http://www.NCTCOG.org/LUTTF)



North Central Texas  
Council of Governments

Imagery provided by NCTCOG staff



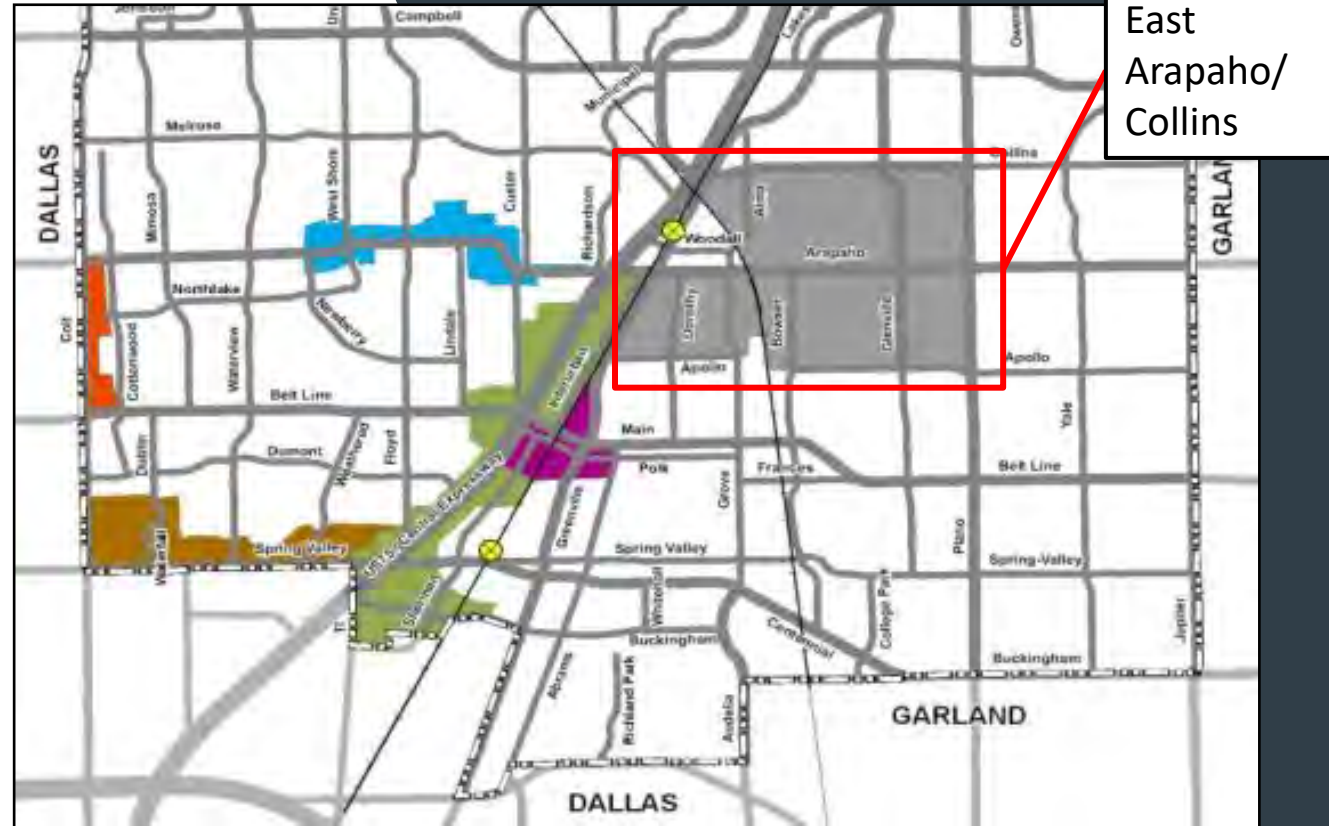
  
*RICHARDSON* **IQ**<sup>®</sup>

**Station Area**

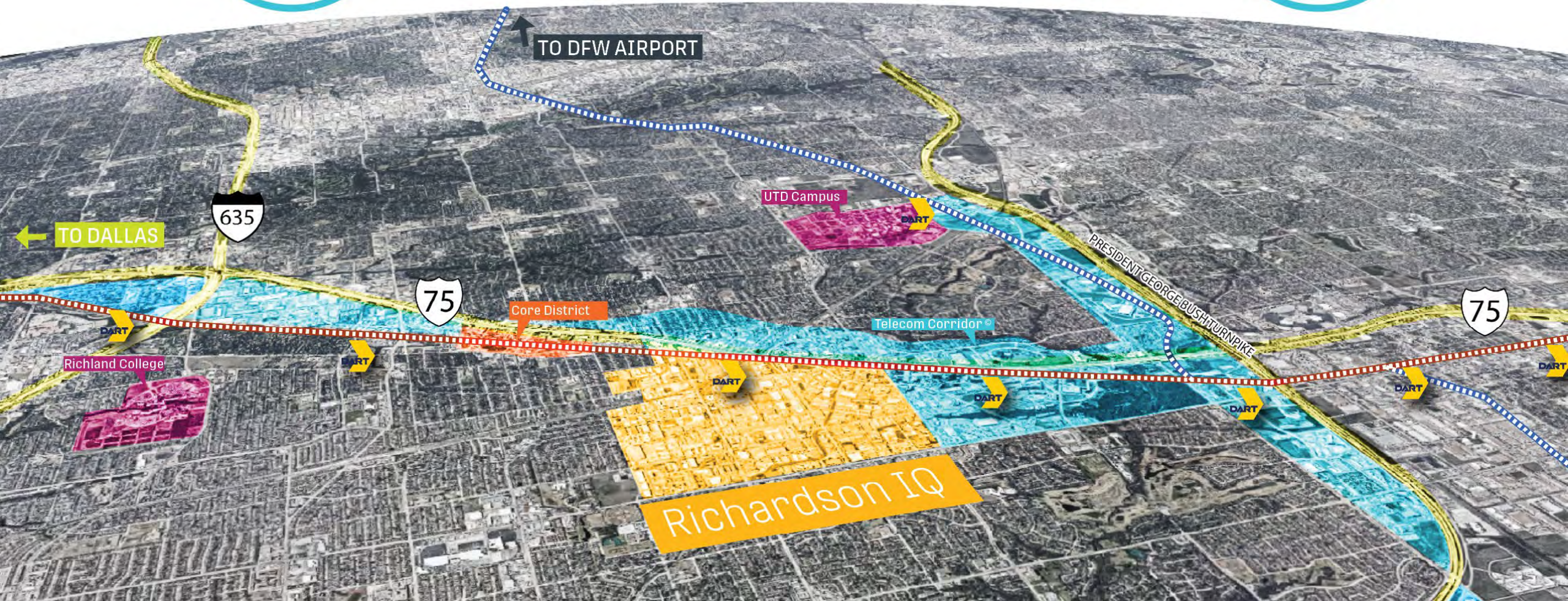
# 2009 Comprehensive Plan

## Six Enhancement Areas

- West Spring Valley (Implementation)
- Old Town/Main Street (Implementation)
- Central (Implementation)
- **East Arapaho/Collins (Implementation)**
- West Arapaho
- Coit



# LOCATION AND ATTRIBUTES



### Chamber Task Force Recommendations

- Identified Zoning Barriers
- Identified Public and Private Sector Investment
- Recommended the exploration of an Innovation District

2018

VISION DEVELOPMENT

2017

### Vision Study and Strategies

- Land use, transportation, and open space analysis
- Market analysis
- Developed a unified vision and strategies
- Public engagement

# VISION

The District will be **the premier tech hub in Texas.**



# VISION

## The District.....

- will continue to be a center for innovation & entrepreneurship
- will be visually unique, green, lively and active
- will be walkable and bikeable
- will have the Station area serve as the primary gateway



# 2018 Main Strategies to Achieve Vision

IN PROGRESS



- > Manage the experience and marketing of the District

IN PROGRESS



- > Support building upgrades and modernization throughout the District

COMPLETED



- > Allow zoning flexibility in industrial zones

IN PROGRESS



- > Encourage vibrancy through placemaking activities in places with a high concentration of workers

IN PROGRESS



- > Improve the District's edges and gateways

IN PROGRESS



- > Redesign key streets for better mobility

IN PROGRESS



- > Create a shared “innovation space” for new businesses

IN PROGRESS



- > Strengthen partnerships with universities and colleges for programming and marketing

IN PROGRESS



- > Create new open space amenities to attract and retain new and existing businesses

IN PROGRESS



- > Redevelop key opportunity sites to bring new uses and activities to the District

### Chamber Task Force Recommendations

- Identified Zoning Barriers
- Identified Public and Private Sector Investment
- Recommended the exploration of an Innovation District

### City Initiated Rezoning

- 1,200-acre district rezoned to align with Vision Study
- Launch of demonstration projects
- Public engagement
- Began mobility and capital improvements planning

2018

VISION DEVELOPMENT

IMPLEMENTATION

2017

2019

### Vision Study and Strategies

- Land use, transportation, and open space analysis
- Market analysis
- Developed a unified vision and strategies
- Public engagement

# Overall City Direction for FBC

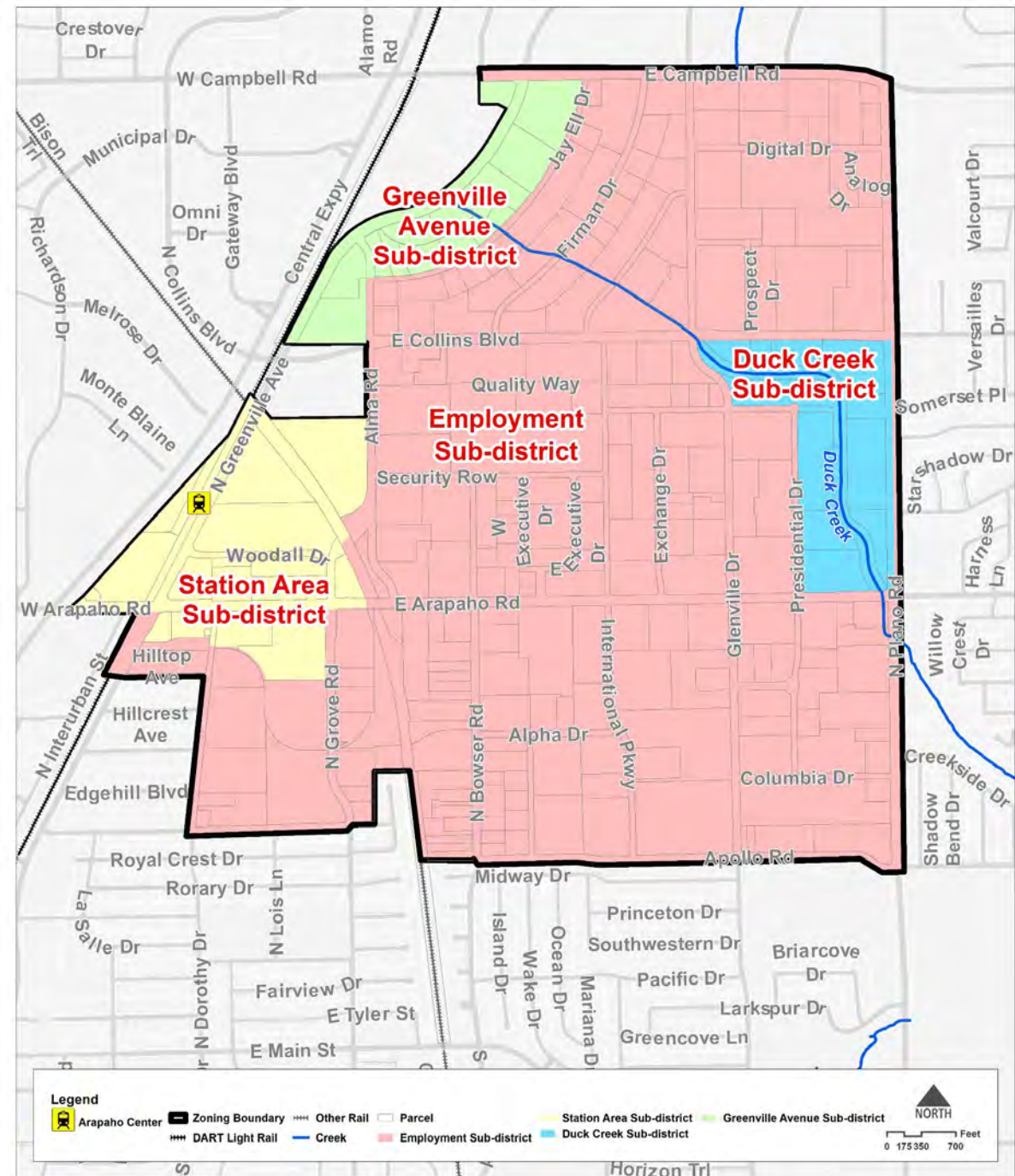
- Remove barriers and increase flexibility to maximize development potential and building envelope of each site
- Limit the creation of new non-conforming uses
  - Additive layer of new allowable uses
- Support existing businesses and their growth
- Emphasize Duck Creek as a District amenity
- Position the Arapaho Center Station as a walkable mixed-use front door to the District
- Introduce residential uses where appropriate to support employment and activity
- Use current residential adjacency approach to development near existing neighborhoods
- Maintain access for trucks where needed but add multi-modal – bike, pedestrian, rideshare, shuttle to DART, etc.



# Rezoning Initiative Geography

Covers four sub-districts in the Collins-Arapaho TOD & Innovation District:

- *Duck Creek*
- *Greenville Avenue*
- *Station Area*
- *Employment*



# Station Area Sub-district: Intent

- Develop a walkable mixed-use front door to the Innovation District, maximizing development potential around the station
- Support existing businesses
  - Four auto-related non-conforming uses created
- Allow a wider range of uses to bring new activities to the District
- Increase flexibility in the building envelope
- Reduce building setbacks and require a build-to along Greenville Avenue
- Create opportunities for new residential uses to support employment base



# Station Area Sub-district: Intent

- Minimum densities for residential uses
- Require “retail-ready” ground floor for residential uses fronting Greenville Avenue
- No minimum parking requirements for the residential component of mixed-use developments
- No maximum building height restrictions



# Since FBC Adoption – Station Area Planning

- New District Name and Branding
- Greenville Ave Bike Lanes Installed
- Arapaho Center Station Pedestrian Improvements
- Place Branding Strategy Completed
- Redesign of Greenville/Arapaho Intersection (first bike signals)
- Completion of the Arapaho Center Station Bus Study & TOD Plan with DART
- Kickoff of a Smart Cities Toolkit to position the Station Area as a Regional Mobility Hub
- ILA between DART and Richardson Approved
- Hired Cushman-Wakefield to assist in the marketing, solicitation, and selection of a Master Developer
- Kickoff of Innovation Hub Market Feasibility Study





## Contacts

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**Richardson Innovation Quarter (The IQ®)**  
[www.richardsoniq.com](http://www.richardsoniq.com)





**City of Dallas**

# 1000-Unit Housing Challenge: Update

**NTCOG: Coordinated  
Land Use &  
Transportation Planning  
Task Force  
October 20, 2021**

Kyle Hines, Assistant Director  
Department of Housing &  
Neighborhood Revitalization  
City of Dallas

# Background/History



- July 1, 2020, Council Memo titled: *“Mixed Income Housing Challenge for TODs for Post-Covid-19 Economic Development Recovery Efforts”* released by the following Committees:
  - Housing & Homelessness Solutions
  - Transportation & Infrastructure
  - Economic Development
  - Workforce, Education, and Equity
- The memo challenged the City and DART to:
  - Identify and develop City and DART-owned land within one-half mile DART rail stations
  - Produce at least 1,000 units of mixed-income housing (30%-120% AMI)
  - Issue construction permits by August 30, 2021



# Background/History



- Staff in the Office of Economic Development, Planning and Urban Design, and Housing identified City-owned land near DART rail stations uniquely positioned for Transit Oriented Development (TOD).
- 5 sites were identified that were ½ acre or larger, vacant/underutilized, minimal environmental constraints, minimal infrastructure constraints and within ½ mile of DART Rail Stations
- Request for Proposals issued in January 2021
- City Council approved 3 preliminary proposals in May 2021



# Background/History



## Recommended Phase 1 Sites

Address	CD	Acreage	Zoning	Notes
6601 S Lancaster Rd	8	10.1	PD 625	Vacant & available; portion needed for Crouch Rd improvements; Zoned for mixed use
4515 S Lancaster Rd	4,3	7.6	PD 855	Vacant & available; Former Patriots Crossing site (30 adjacent parcels); Zoned for multifamily
1900 Wheatland Rd	8	3.8	PD 624	Vacant & available; Zoned for retail
3015 Al Lipscomb Wy	7	2.0	PD 595	Vacant & available; Zoned for multifamily
3039 S Lancaster Rd	4	1.7	CR	Vacant & available; Lancaster/Kiest site (5 adjacent parcels); Zoned for retail
<b>Total Acreage</b>		<b>25.2</b>		



# Submissions



## Council-Approved Developers

Developer/Applicant	Project Type	# of Units	Total Project Cost	Cost/Unit	Score	Proposed Site
Lavoro Capital Holdings LP	Multifamily & Retail	340	\$ 53,880,000.00	\$ 158,471	88.5	4515 S. Lancaster
Brinshore - Southfair CDC - BCW	Multifamily & Retail	89	\$ 25,644,237.00	\$ 288,137	88	3015 Al Lipscomb Way
Innovan Neighborhoods – Matthews Southwest	Multifamily/Townhome /Cottages	303	\$ 71,528,527.00	\$ 236,068	86.5	6601 S. Lancaster
Totals/Average		732	\$ 50,350,921.33	\$ 227,558.61		

- Highest scoring development team for each site is recommended
- No responses received for 1900 Wheatland Road or 3039 S. Lancaster Road

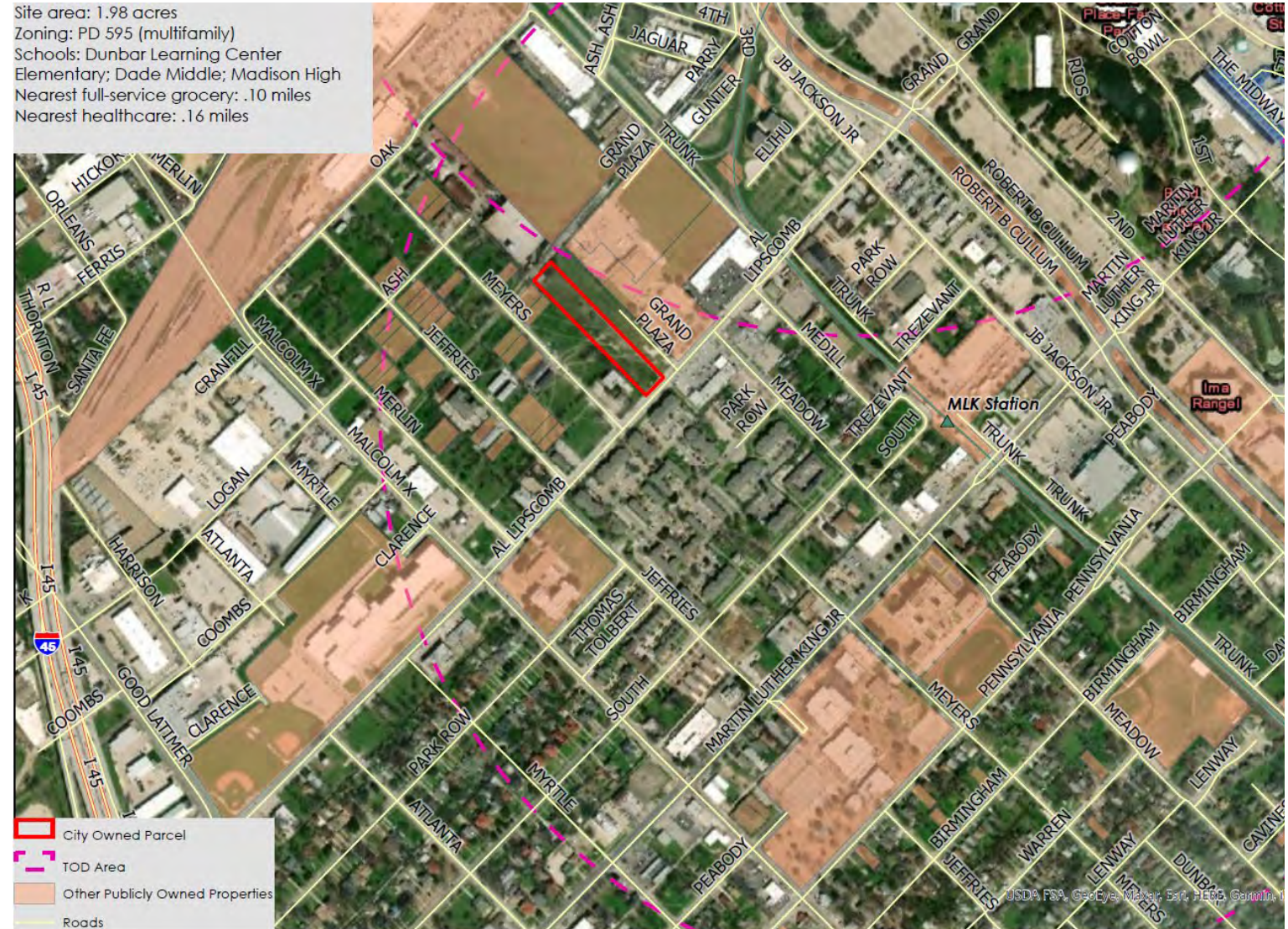


# 3015 Al Lipscomb Way



- **Area:** 1.98 acres
- **Dimensions:** 115' x 750'
- **Current Zoning:** PD 595 (CC-Tract 4)
- **Current Land Use:** Vacant
- **Surrounding Land Uses:** Medical Office, Vacant, Multifamily
- **Distance to Station:** 0.25 Miles
- **Relevant Plans:**
  - forwardDallas
  - MLK Jr. Station Area Plan

Site area: 1.98 acres  
Zoning: PD 595 (multifamily)  
Schools: Dunbar Learning Center Elementary; Dade Middle; Madison High  
Nearest full-service grocery: .10 miles  
Nearest healthcare: .16 miles



# 3015 Al Lipscomb Way



## Brinshore – Southfair CDC – BC Workshop Proposal

### Key Project Components:

- 89 units of rental housing
- 30% AMI up to Market Rate
- 2-Story Retail facing Al Lipscomb
- Podium construction with ample green space and terraced construction to allow additional community space
- \$25,600,000 estimated project cost
- City-owned project site is long and narrow; Brinshore is currently working with adjacent property owners to provide additional units and create a more catalytic project
- The Brinshore team anticipates partnering with the Dallas Public Facility Corporation for a property tax exemption; possible need for City gap financing
- Brinshore has executed a Right of Entry (ROE) with the City to begin site due diligence



# 3015 Al Lipscomb Way



PERSPECTIVE FROM AL LIPSCOMB

## ELEVATIONS



TYPICAL WESTERN FACADE



PEDESTRIAN STREET IMPROVEMENTS



TERRACED LANDSCAPE



FACADE PANNELLING



# 3015 Al Lipscomb Way



AL LIPSCOMB FACADE

GROUND FLOOR RETAIL

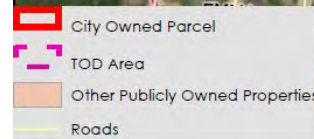
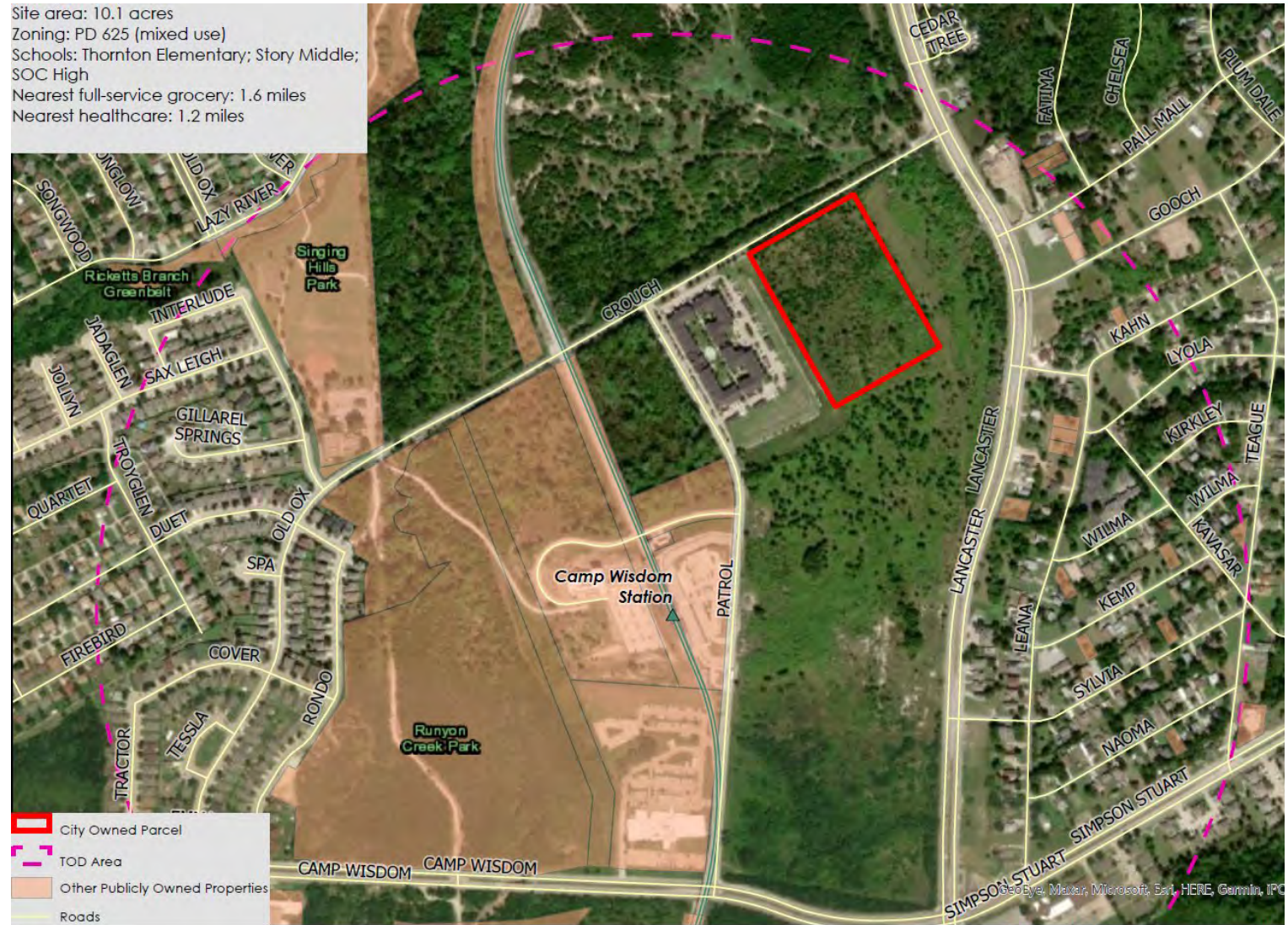


# 6601 S. Lancaster Road



- **Area:** 10.1 acres
- **Dimensions:** 550' x 800'
- **Current Zoning:** PD 625  
(Residential Use, R.5 zoning base)
- **Current Land Use:** Vacant
- **Surrounding Land Uses:**  
Vacant, Senior Living, Public Open Space
- **Distance to Station:** 0.3 Miles
- **Relevant Plans:**
  - forwardDallas
  - UNT-Dallas Area Plan

Site area: 10.1 acres  
Zoning: PD 625 (mixed use)  
Schools: Thornton Elementary; Story Middle;  
SOC High  
Nearest full-service grocery: 1.6 miles  
Nearest healthcare: 1.2 miles



# 6601 S. Lancaster Road



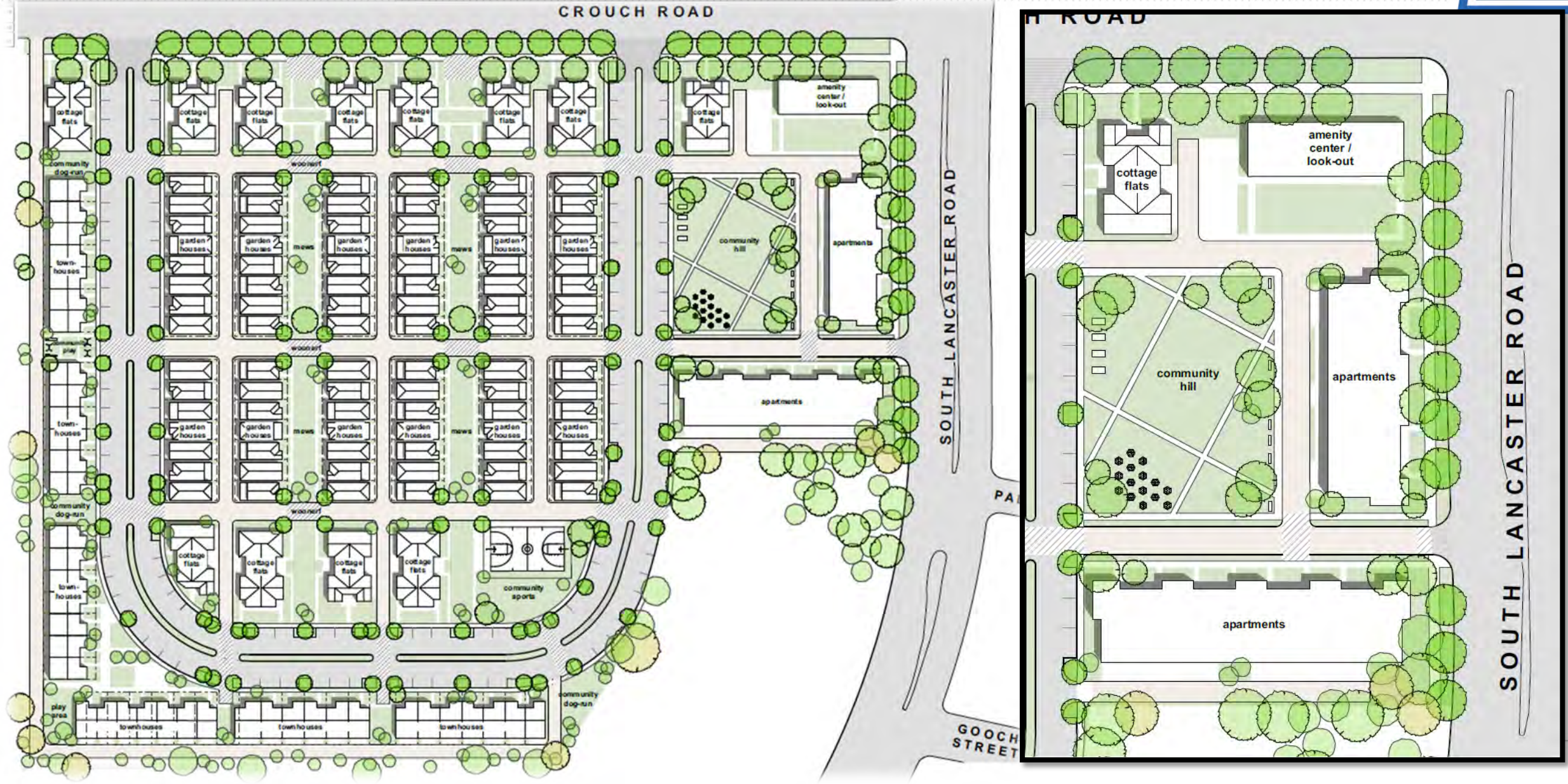
## Innovan Neighborhoods-Matthews Southwest Proposal

### Key Project Components:

- \$71.8 million total development cost
- 303 units of rental housing including small-scale apartments, cottage flats, garden homes, townhomes
- Rent ranges targeting 45-100% AMI and market rate
- Development to occur on both City-owned land and adjacent, developer-owned land contributed to the project
- A variety of community spaces that include a multi-use community hill, dog runs, play areas, and picnic areas.
- Pedestrian-friendly layout w/series of alleys providing access to trash pick-up and garages
- Project is designed to provide housing options to a variety of stakeholders ranging from college students, university employees, families, and seniors
- Innovan has executed a Right of Entry Agreement with the City to begin site due diligence
- Anticipate a partnership with the DPFC for a property tax exemption + City gap financing



# 6601 S. Lancaster Road



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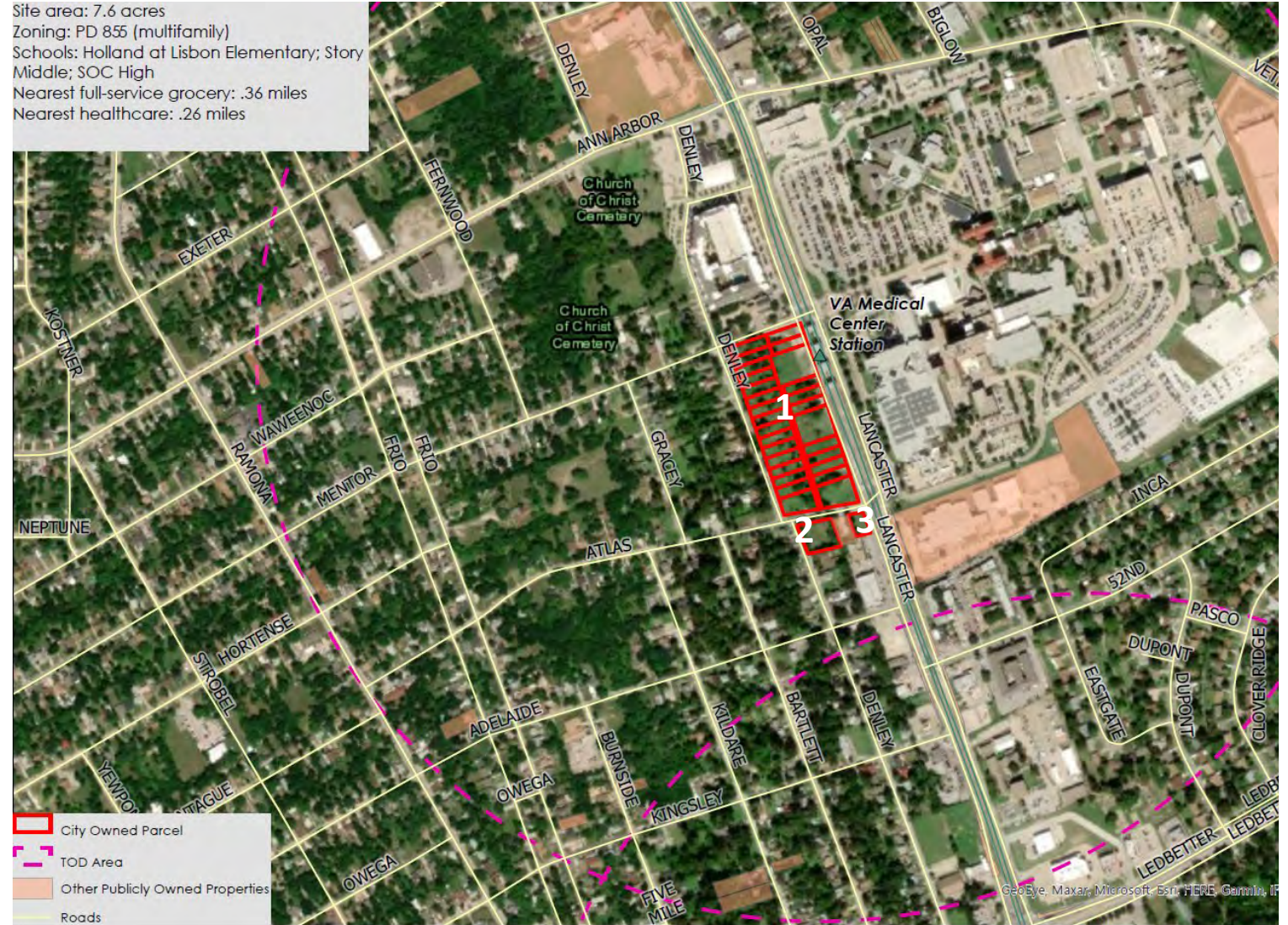


# 4515 S. Lancaster Road



- **Area:** 7.6 acres
- **Dimensions:**
  - **Site 1:** 340' x 840'
  - **Site 2:** 140' x 150'
  - **Site 3:** 100' x 80'
- **Current Zoning:** PD 855 (Mixed-Use Zoning)
- **Current Land Use:** Vacant
- **Surrounding Land Uses:** Single-Family Residential, Hospital, Commercial, Multifamily
- **Distance to Station:** 0.1 Miles
- **Relevant Plans:**
  - forwardDallas
  - Lancaster Corridor Station Area Plan

Site area: 7.6 acres  
Zoning: PD 855 (multifamily)  
Schools: Holland at Lisbon Elementary; Story Middle; SOC High  
Nearest full-service grocery: .36 miles  
Nearest healthcare: .26 miles



# 4515 S. Lancaster Road



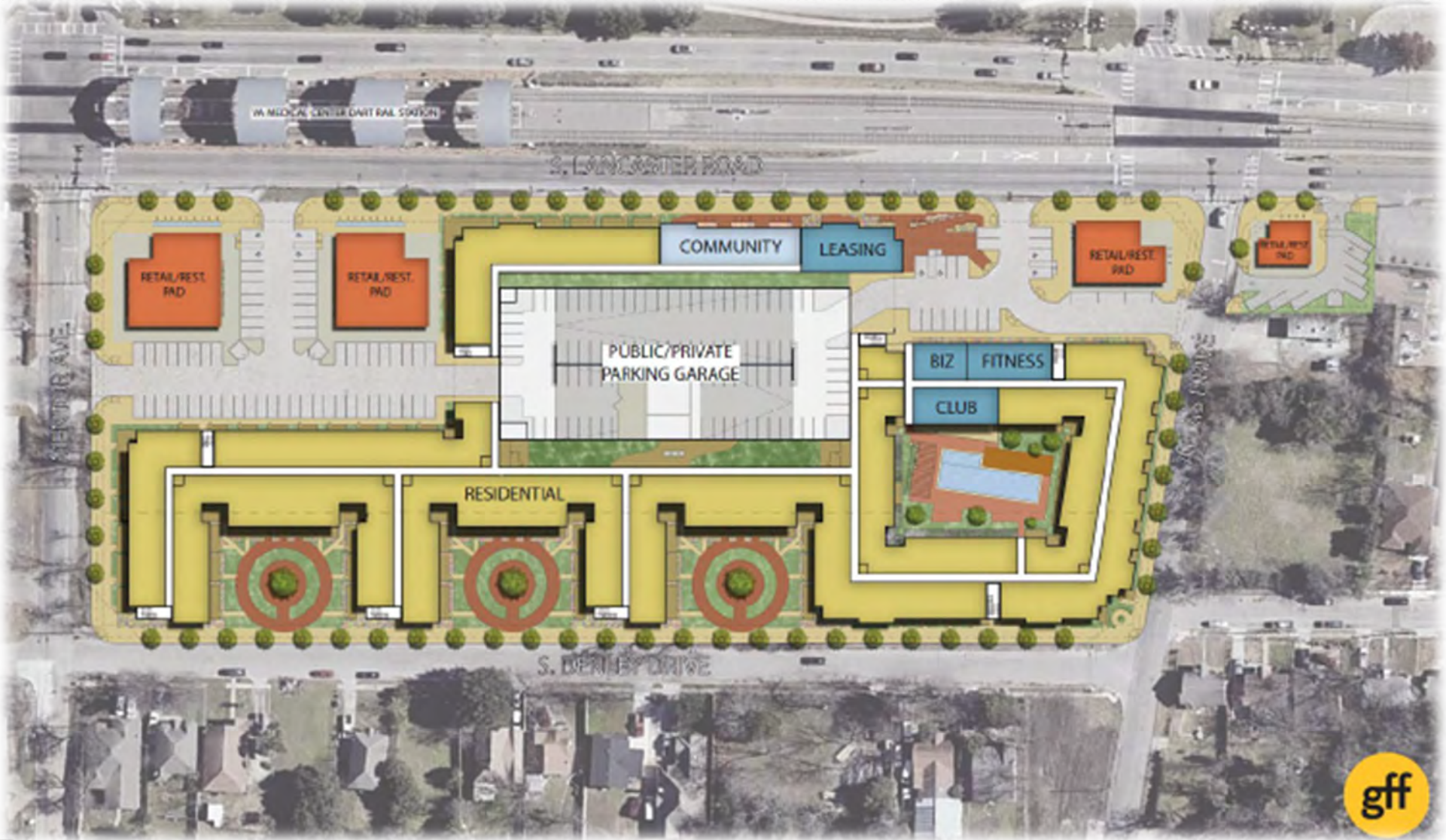
## Lavoro Proposal

### Key Project Components:

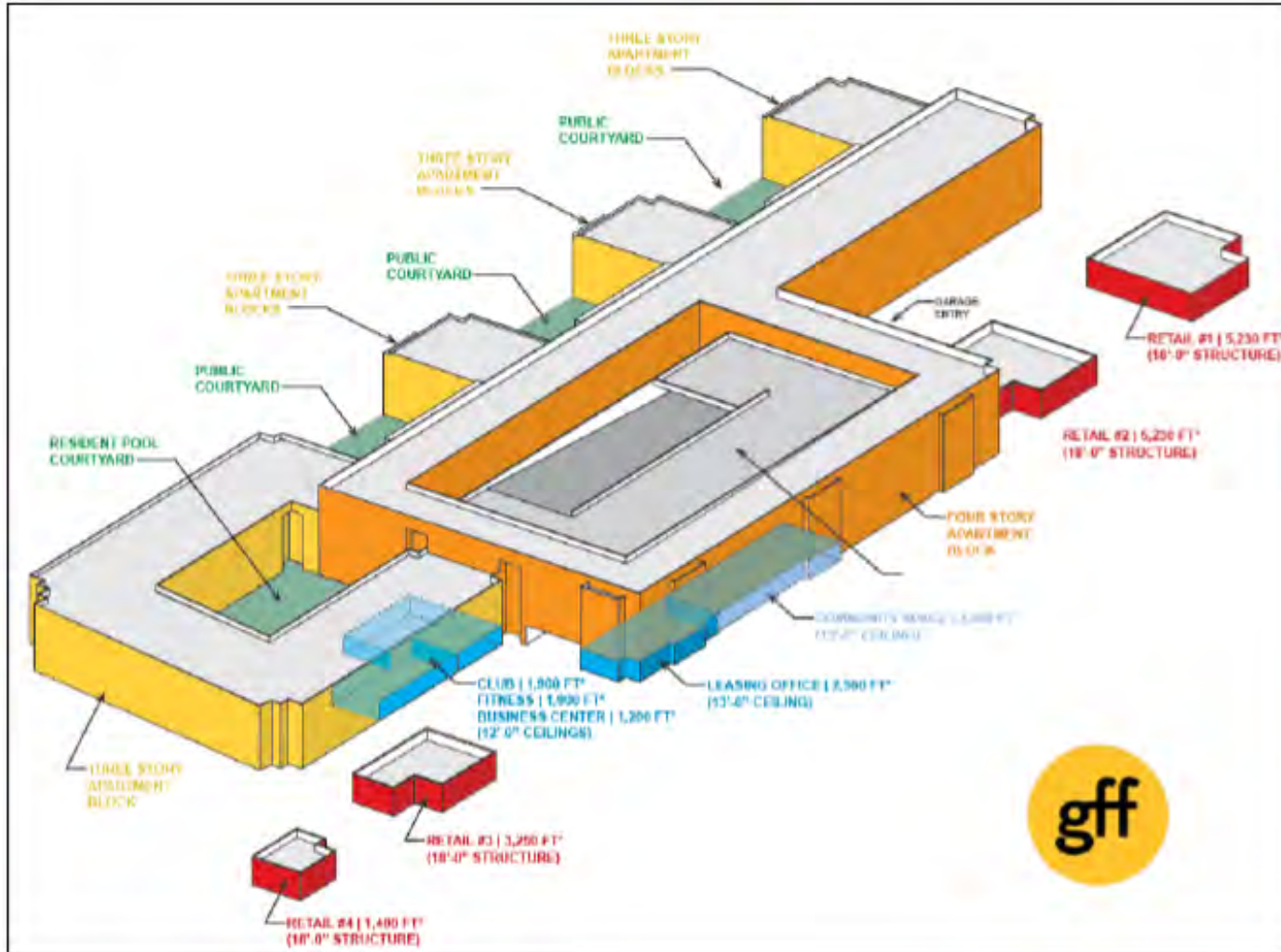
- 340 units of rental housing - \$53,800,000 total development cost
  - Income mix:
    - 17 Units at 60% AMI
    - 158 Units at 80% AMI
    - 165 Units at Market Rate
- Integrated retail pads situated near crosswalks and traffic lights
- Class A quality design and construction (granite counter tops, stainless steel appliances, wood-like flooring) that provides quality equitable housing
- 4-story wrap product with parking surrounded by residential component
- Designed to improve connectivity/walkability in and around the VA Medical Center and DART station
- Lavoro has executed a Right of Entry agreement with the City and has conducted numerous community meetings since award; DPFC application has been received



# Lavoro: Concept Plan



# Lavoro: Concept Plan



# Next Steps



- The City is currently assisting developers through the development process including environmental review, applications for NOFA funding and DPFC partnerships, the Urban Design Peer Review Panel, community engagement and necessary zoning changes
- Financial close on all projects is anticipated in 2022



# Next Steps



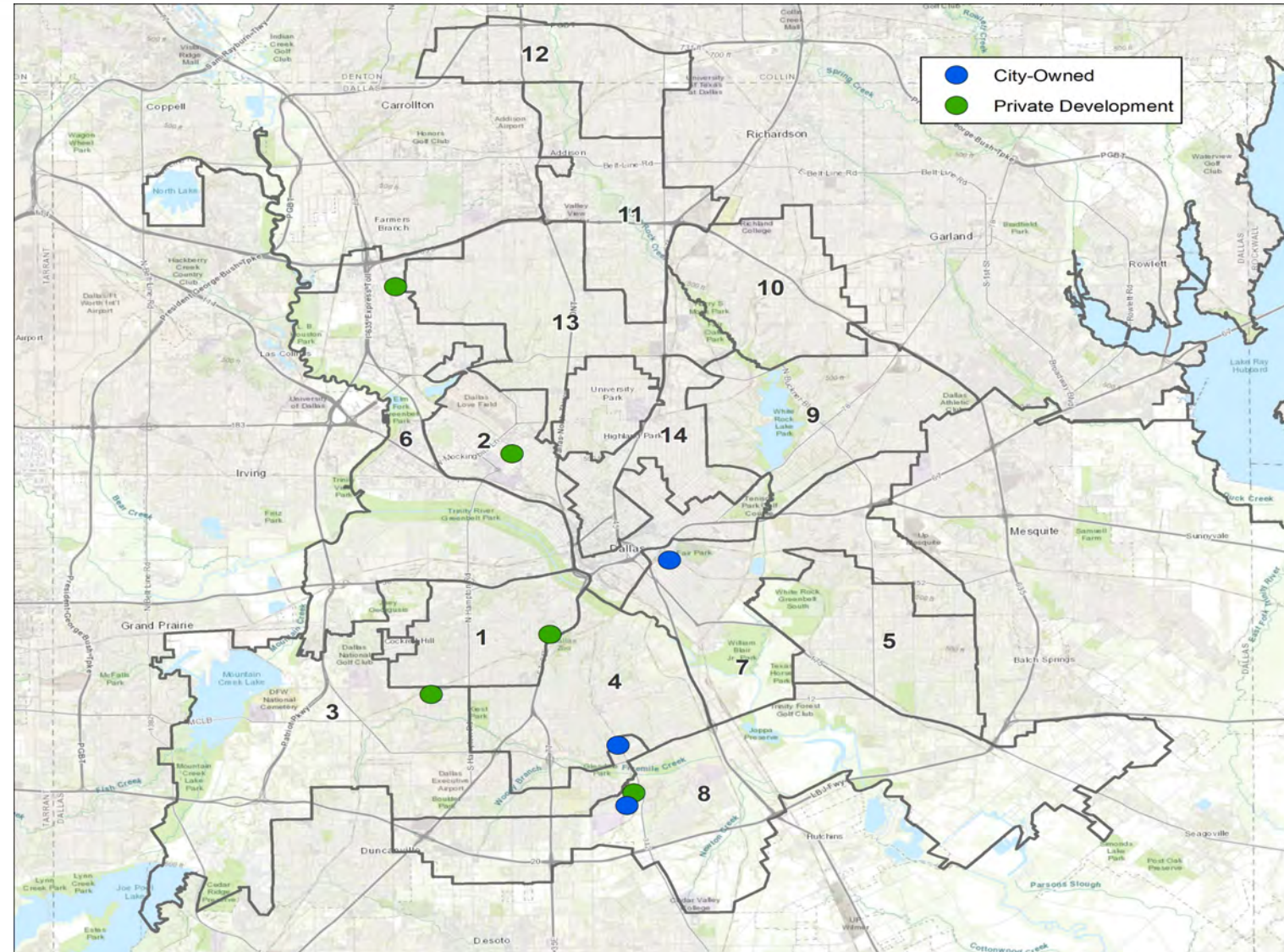
- In addition to City-owned sites, the 1,000 Unit Housing Challenge has sent a message to the development community to activate privately-owned sites.
- The City is currently at various stages of development for other TOD projects throughout the City – all within ½ mile of DART Rail Stations:
  - **The Ridge at Lancaster** (District 8/Camp Wisdom DART) – 300 Units
  - **Gateway Oak Cliff** (District 1/Bishop Arts Streetcar) – 230 Units
  - **The Standard at Royal** (District 6/Royal Lane DART) – 300 Units
  - **Westmoreland Station** (District 3/Westmoreland DART) – 248 Units
  - **Oaklawn Place/Resource Center** (District 2/Inwood DART) – 84 Units
  - **Total Units Under Development on Private Land: 1,162**



# Next Steps



Map of all TOD  
under various  
stages of  
development  
since 1,000 Unit  
Challenge  
Memo



# 1000-Unit Housing Challenge: Update

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The logo of the City of Dallas, featuring a stylized white 'D' on a dark blue background. Inside the 'D' is a white three-leaf plant. To the left of the 'D' is a white square with a smaller square inside it.

**City of Dallas**

Kyle Hines, Assistant Director  
Department of Housing &  
Neighborhood Revitalization  
City of Dallas