



Urban Land
Institute

Advisory Services Program

Walnut Hill / Denton

Dallas, Texas

A VIRTUAL ADVISORY SERVICES PANEL FROM THE ULI RESILIENT LAND USE COHORT

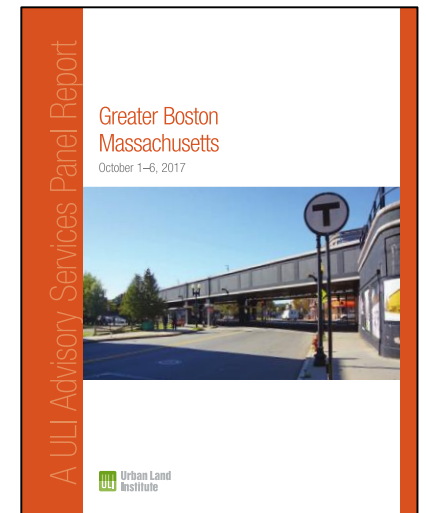
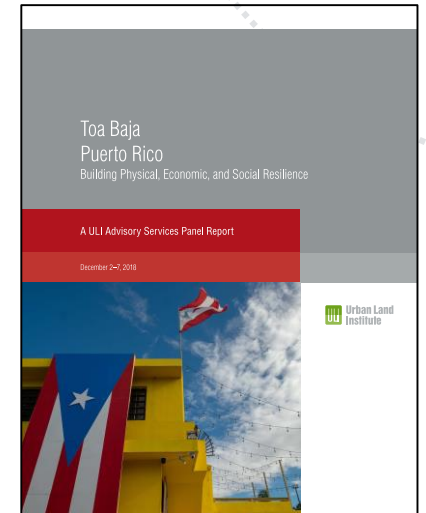
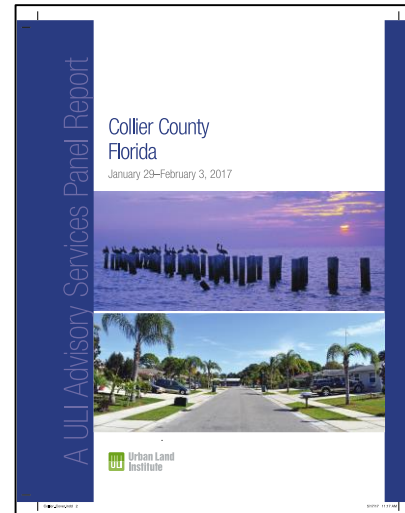
AUGUST 12, 2020

Source: City of Dallas

About the Urban Land Institute

ULI Mission: to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide

- A multi-disciplinary membership organization with more than 45,000 members in private enterprise and public service
- What the Urban Land Institute does:
 - Conducts Research
 - Provides a forum for sharing of **best practices**
 - Writes, edits, and publishes **books** and **magazines**
 - Organizes and conducts **meetings**
 - Directs outreach programs
 - Conducts **Advisory Service Panels**





ADVISORY SERVICE PANELS

Since 1947, the Advisory Service Panels has assembled well over 700 ULI members to help sponsors find creative, practical solutions for issues on a variety of land use subjects such as downtown redevelopment, land management, and development strategies.

Urban Resilience at ULI

- The Urban Resilience program brings ULI's expertise in land use, real estate, and climate resilience to communities nationwide.
- Resilience panels:
 - Provide land use and development strategies for vulnerable sites
 - Assess policy opportunities to enhance community resilience
 - Craft strategies for implementation and funding of resilience projects and programs



Resilient Land Use Cohort

Program Overview

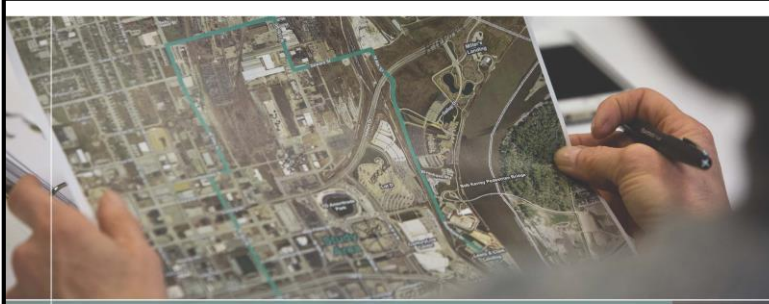
- RLUC is building a platform for **advisory services, technical assistance and knowledge sharing** between 8 cities and their ULI District Councils.
- The project is generously supported by JPMorgan Chase through a grant to the ULI Foundation.
- The cohort will support cities to take action toward climate adaptation and resilience through technical assistance from the ULI membership and peer-to-peer exchange.



Virtual Advisory Services Panel

A 2.5 day all-virtual model of a traditional 5-day, in-person Advisory Services Panel

- **Day 1:**
 - Sponsor briefing and Q&A
 - Stakeholder interviews
 - Initial panelist deliberation
- **Day 2:**
 - Panelist deliberation and work sessions
 - Draft narrative produced
 - Presentation of recommendations produced
- **Day 3:**
 - Presentation of recommendations



ULI Virtual Advisory Services

Since 1947, ULI Advisory Services have helped communities find strategic, practical solutions for the most challenging issues facing today's urban, suburban, and rural areas. Advisory Services offerings are ideal for government, nonprofits, public, and private organizations that need independent, timely and unbiased solutions for specific land use and real estate development challenges.

In response to the worldwide COVID-19 pandemic, the ULI Advisory Services team has adapted by creating a new suite of virtual programs which will allow ULI and its members to continue to fulfill ULI's mission and provide strategic advice to communities on programmatic goals to incorporate social distancing as part of the program's execution.

1 Virtual Advisory Services Panels (vASP) are a pivot from ULI's traditional five-day Advisory Services offering where ULI members engage with stakeholders through in-depth interview, deliberate recommendations and create a presentation that leads to a letter report synthesizing their findings.

Final deliverables include a video recording of the presentation and Q&A between the sponsor and panelists; a final presentation of recommendations; and a letter report documenting the panel's recommendations.

2.5 Day vASP: This is a virtual offering meeting over 2.5 days tailored to meet a sponsor's needs. Working in partnership with ULI, the sponsor develops a problem statement and 4-6 challenge questions, along with a series of briefing materials to bolster the understanding of the problem scope. These briefing materials are shared electronically in advance with a multi-disciplinary panel of 4-6 member experts whose skills meet the needs of the identified challenge.

Virtual Project Analysis Session (vPAS) encourage creative thinking and problem-solving between a sponsor and a multi-disciplinary panel on a succinct and direct land-use challenge. These intimate, conversational offerings are structured and facilitated to yield provide in-depth, project-specific, and pragmatic recommendations in a short period of time.

Final deliverables include a video recording of deliberations between the panel and sponsor, and an optional memo summarizing the panel's recommendations.

2 Half Day vPAS: This is a three-hour analysis of a specific challenge that occurs in an intimate, conversational format. The offering begins with a sponsor-led brief overview of the challenge that complements the briefing materials. Panelists then engage in deliberations with the sponsor through a facilitated virtual convening.

3 Full Day vPAS: This is an eight-hour offering builds on the half-day program, includes an opportunity to engage in a limited capacity with area stakeholders in addition to the sponsor. After engaging with stakeholders, panelists deliberate both with the sponsor and among themselves in order to develop strategic recommendations.



For further information of differentiation of these offerings and cost, please contact advisoryservices@uli.org

Urban Land Institute Advisory Services Program

Walnut Hill / Denton

Green Line to N. Carrollton

Introduction

Ladd Keith, Ph.D. (Panel Chair)

Assistant Professor in Planning, University of Arizona

Thank you to our sponsors!

JPMORGAN CHASE & CO.



City of Dallas

Thank you Stakeholders!

Deborah Carpenter • Susan Alvarez • Rep. Rafael Anchia • Garrett Boone • Susanna Brown • Peer Chacko • Michael Cintron • Joanne Craven • Tim Dickey • Mark Fisher • Genesis Gavino • Young Jun • Patrick Kennedy • Jeff Kitner • Eric Lindberg • Brooks Love • Terry Lowery • Beatrice Martinez • Donnie McNutt • William Morgan • Councilmember Omar Narvaez • Ruth E. Ortiz • Robert Perez • David Pughes • Kay Shelton • Dianna Slanton • Kevin Spath • Robert Wilonsky • William Wofford

ULI Panelists

Selected for their subject matter expertise to provide **objective, volunteer** recommendations

Ladd Keith, Ph.D. (Panel Chair)

Assistant Professor in Planning
University of Arizona

Riki Nishimura, AIA, RIBA, LEED AP BD+C, NCARB

Associate Principal
Populous

Jill Allen Dixon, AICP

Associate Principal
Sasaki

Peggy Brimhall

Principal
Figurd Development

Chanceé Lundy

Co-Founder
Nspiregreen, LLC

ULI Staff

Lauren Callaghan

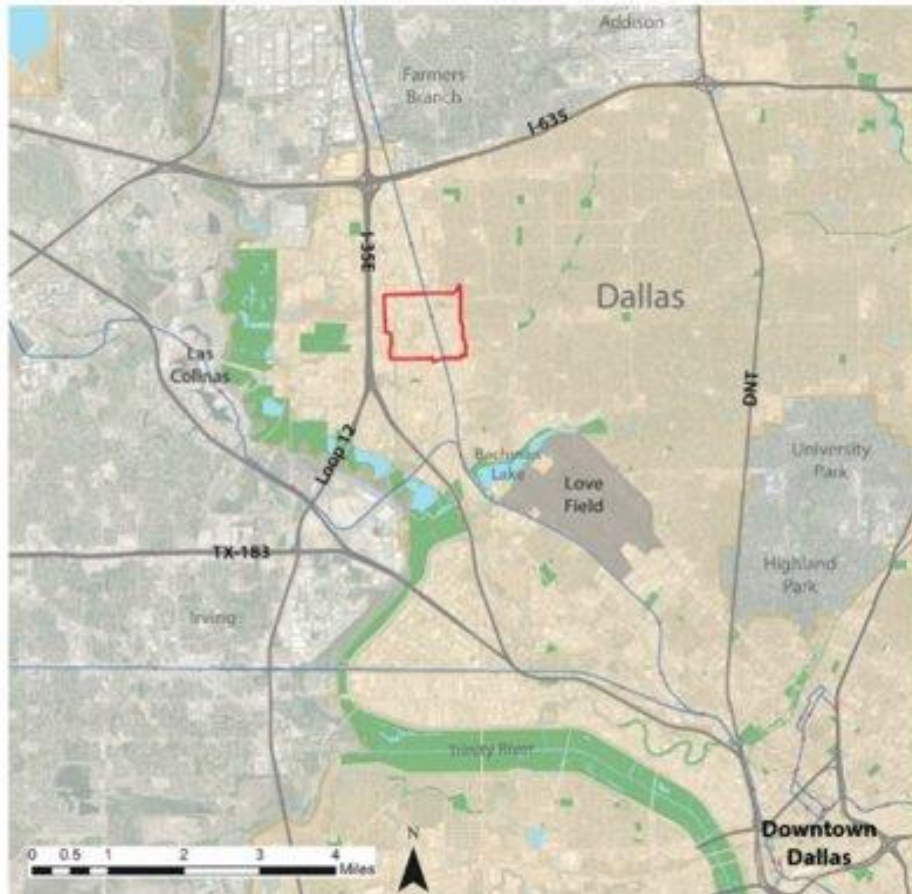
Director
Advisory Services

Augie Williams-Eynon

Senior Associate
Sustainability

Walnut Hill/Denton DART Station Study Area

Provide recommendations for the land use, infrastructure, and social investments related to climate resilience for the study area around the Walnut Hill/Denton DART Station.



Source: City of Dallas



Source: City of Dallas
Resilient Land Use Cohort: Dallas, TX (August 2020)

Panel Questions

Questions guiding our panel recommendations.

- What policy and regulatory adjustments should be considered to impact localized investments and broaden the types of small and minority- and women-owned business enterprises (M/WBEs) in the study area?
- What types of infrastructure investments would make multimodal transportation easier and more frequently chosen by the area's residents and workers?
- What types of design and infrastructure are needed to attract and sustain a growing population of mixed-income residents and ensure climate resilience and environmental justice?
- What stakeholders and organizations need to be brought together to impact the physical environment, economic growth, and quality of life for residents and workers?

Panel's Approach

Ensure that efforts to enhance urban resilience not only reduce vulnerability, but also strengthen environmental performance, economic opportunity and social equity.



Northaven Trail. Source: City of Dallas

- Foster equitable sustainable social networks and strong sense of place,
- Value local perspectives and enhance the existing character of the area,
- Design better physical connections using a variety of transportation modes, and
- Introduce a mix of development types and uses

Vision of Study Area

- 1. Authentic Sense of Place** – Enhance the character of the study area and each community within it
- 2. Safe and Welcoming** – Address safety issues through supportive strategies
- 3. Sense of Community** – Provide an avenue for future transformation into a diverse community
- 4. Connectivity** – Provide connectivity through ecological, placemaking, infrastructure, and social enhancements
- 5. Green and Resilient** – Leverage the existing green assets to provide a network of open space and parks
- 6. Living and Transportation Options** – Enhance mobility choices and housing choices
- 7. The Time is Now** – Take advantage of the timing of current opportunities to catalyze positive momentum for the study area



Source: City of Dallas

Walnut Hill / Denton

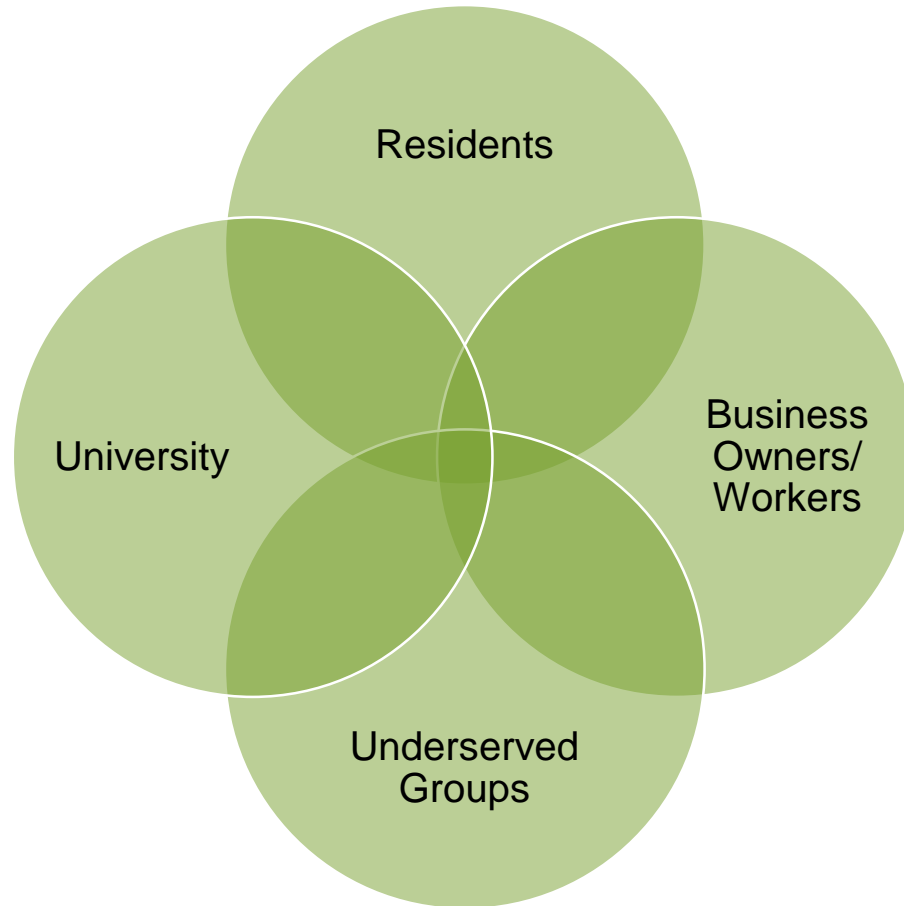
Understanding Possibilities

Chanceé Lundy

Co-Founder, Nspiregreen, LLC

Community Snapshot

Building stronger communities means centering the needs of the people of the community



- Residents
 - 61% Hispanic
- 700 businesses
- 4000 jobs
- Parker University
 - 1700 students
 - 300 faculty
- Underserved groups
 - People experiencing homelessness
 - People using drugs
 - Victims of sex trafficking
 - Sex workers
- Businesses
 - Warehouses
 - Manufacturing
 - Retail trade
 - Sexually oriented businesses

Existing Challenges in the Study Area

Diagnosing the issues

- Climate-related challenges
 - Extreme storm events
 - Urban flooding
 - Extreme heat
- Safety issues (Nov 2019-June 2020)
 - Sexual assaults
 - 129 business burglaries
 - 83 burglaries of motor vehicle
 - 104 unauthorized use of motor vehicle
 - 36 aggravated assaults
- Illicit Activities
 - Human trafficking
 - Sex work
- People experiencing homelessness
- Lack of community amenities such as grocery stores and green space



Source: City of Dallas

Promise and Possibility

Building on Strengths



Source: City of Dallas

- Cultural Diversity
 - Celebrate the community diversity
 - Hispanic, Latinx, and Korean businesses
 - Stability of neighborhoods to the east
- Employment Center
 - Parker University
 - Warehouse and manufacturing
 - Entrepreneurial businesses
 - UPS
 - Growing momentum from surrounding area

Promise and Possibility

Building on Strengths

- Accessibility
 - Central location – easily accessible to downtown
 - Accessible to highways such as I-35E and major arterials
 - Walnut Hill/Denton DART Station
 - Trail connections
 - Proximity to airports
- Planning Efforts
 - Comprehensive Environmental & Climate Action Plan (CECAP)
 - Connect Dallas
 - Complete Streets Design Manual
 - forwardDallas! update
- Northwest Dallas Business Association



Northaven Trail, City of Dallas

Creating A Sense of Place

Building on Strengths



Mockingbird DART Station. Source: Google

- Reestablishing community identity
 - Gateway
 - Art
- Potential to enhance open space/ ecological resources
 - MoneyGram Soccer Field
 - Northaven Trail
 - Joe's Creek West Fork
- Repurposing warehouse space
- Parker University
 - Opportunity to grow and expand
- DART Station
 - Focal point
- Community gathering spaces
 - Community gardens
 - Recreational amenities
 - Development around transit station
- Multimodal connectivity

Rapid Relief

Short Term Solutions to Existing Challenges



Walnut Hill/Denton DART Station. Source: City of Dallas

- Code enforcement and compliance
- Social services
 - Dispatch social service providers to the area
 - Plan long-term to address issues
- Pop-up farmer's market at DART Station
- Wayfinding

Business Opportunities

- Understand community preferences for the types of businesses
- Provide awareness of business incentives for relocation to the study area
- Use vacant warehouses as an opportunity for business incubators (offices and restaurants)
- Partner with NW Dallas Business Association



Source: City of Dallas

Land Use, Design, and Infrastructure

Jill Allen Dixon, AICP
Associate Principal, Sasaki

Riki Nishimura, AIA, RIBA, LEED AP BD+C, NCARB
Associate Principal, Populous

Seven Design Drivers

1. Create a vision plan
2. Enhance the area's resilience capacity
3. Connect, connect, connect
4. Expand green infrastructure
5. Create communities with district character
6. Rethink and evaluate new typologies of live, work, learn, play
7. Establish a catalytic pilot development project

Create a Vision Plan

Together, establish an identity / brand

- **Inclusive process** that brings together the study area's many constituents to define a shared vision for the future
- Articulate **desired neighborhood character and mix of uses**
- Identify strategies for **study area-wide enhancements** (cleaning, lighting, public art, gateway treatment, etc.)
- **Defining a name for the study area**
- Consider **operational/financial tools or partnerships** for implementation (ex. BID)
- **Zoning change as implementation tool**
- **Future plans:**
 - Branding & marketing strategy
 - Signage & wayfinding plan
 - Public art plan
 - Operations, maintenance, and management strategy

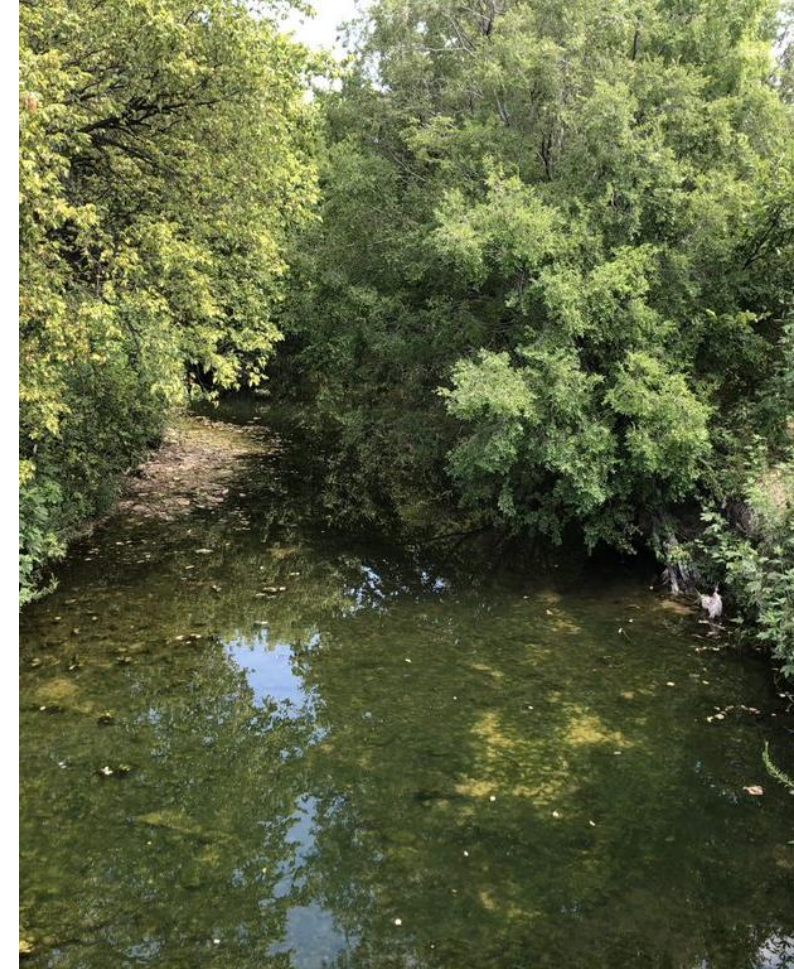


Enhance the Area's Resilience Capacity

Take a multi-scale, multi-layer approach to heat, storms, and flooding

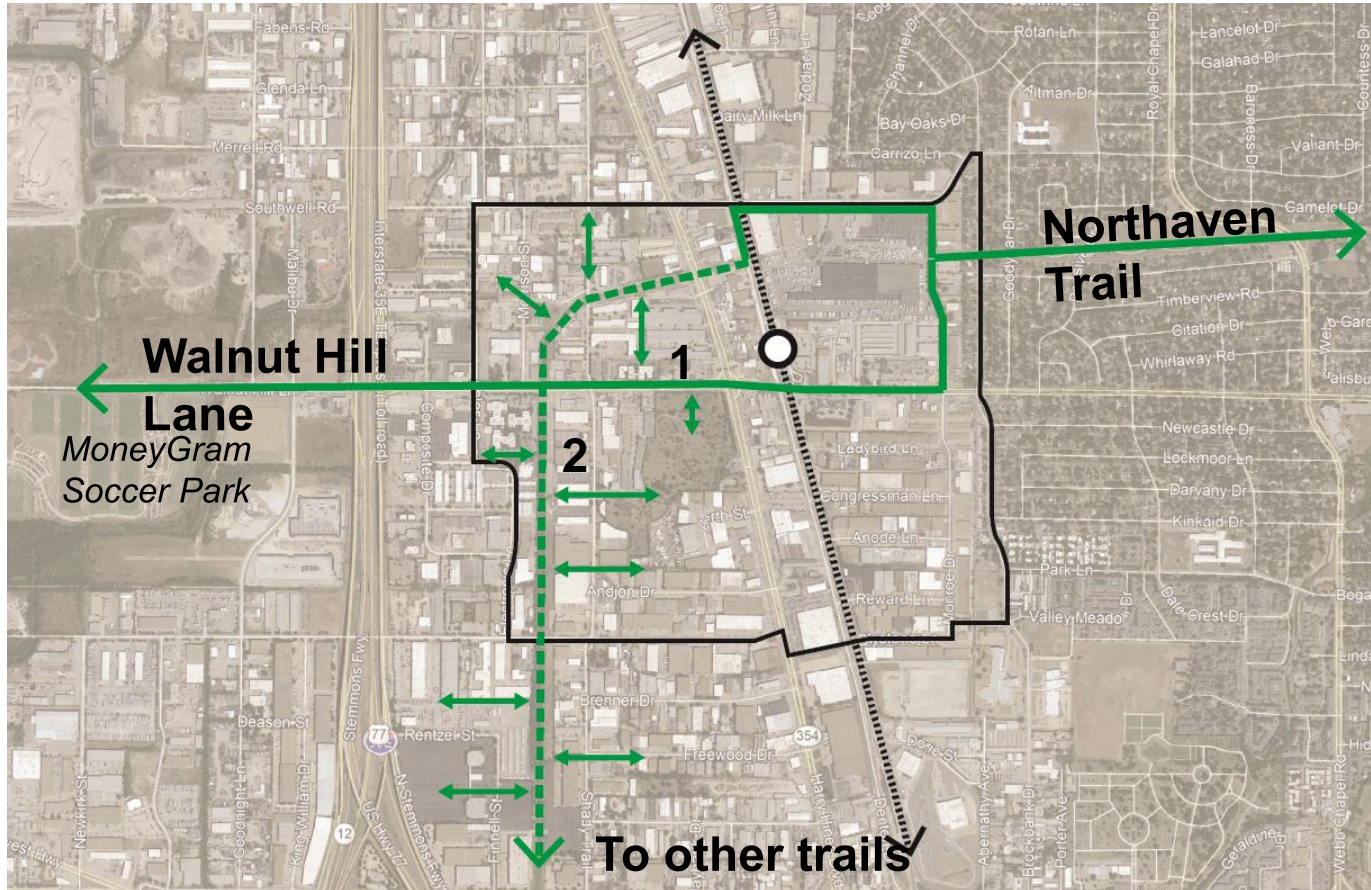
Resilience Layers:

- Resilient buildings - hazards & reduced environmental footprint
- Resilience hubs - community shelters from heat & storms
- Resilient businesses - operational resilience
- Urban forest and cool corridors
- Resilient infrastructure



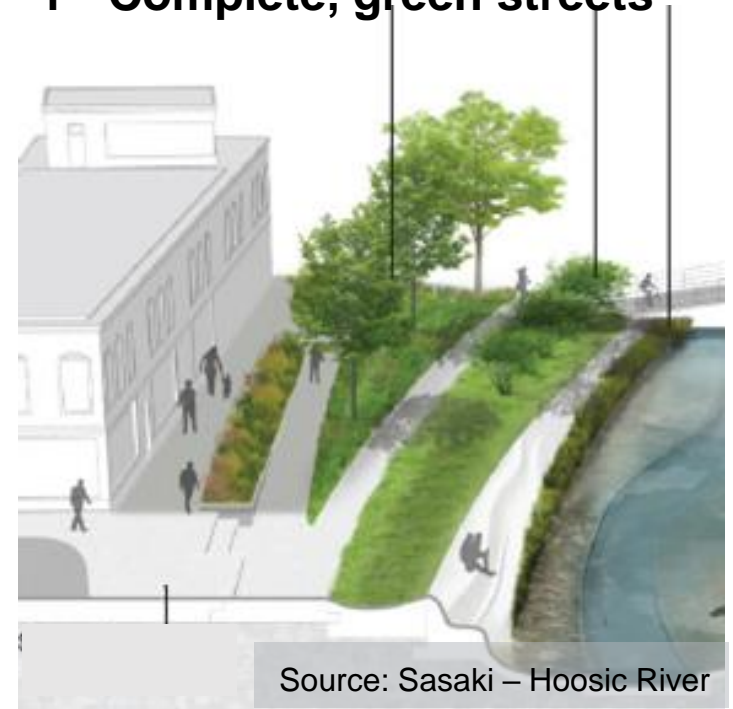
Connect, Connect, Connect

Trail connections + green space access + gathering spaces



Source: Flickr / Paul Krueger

1 - Complete, green streets



Source: Sasaki – Hoosic River

2 - Northaven Trail Extension

Expand Green Infrastructure

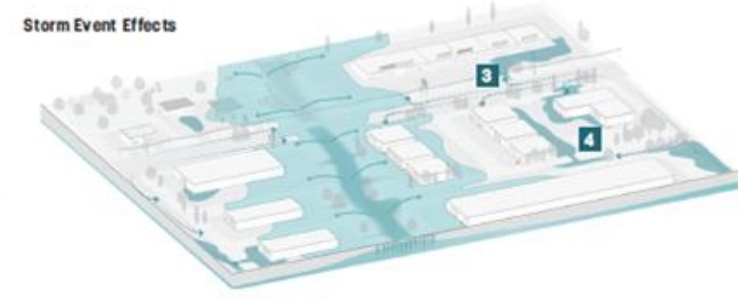
Keeping the area cool with plants

Opportunities

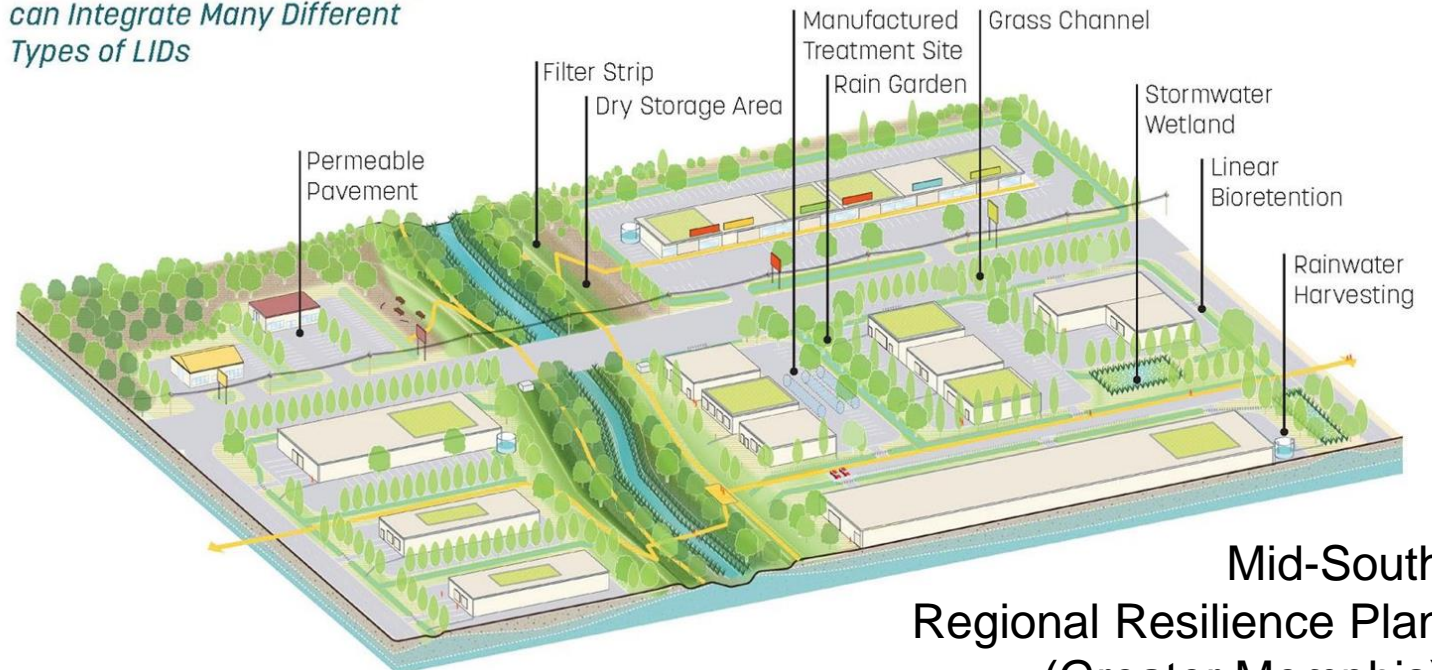
- Reduce surface water runoff
- Decrease urban heat island effect

Who should be involved?

- City of Dallas
- Complete streets
- Public right-of-way
- Homeowners and businesses
- Incentive: Reduced drainage fee



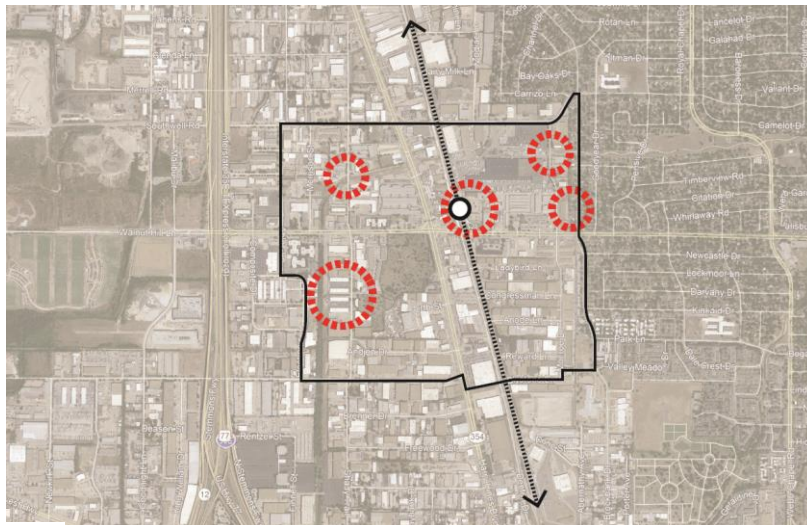
New and Existing Development can Integrate Many Different Types of LIDs



Mid-South
Regional Resilience Plan
(Greater Memphis)

Create Communities with Distinct Character

- Design for people
- Create distinct sub-neighborhoods and communities to promote a sense of well-being that enhance health and happiness.
- Consider the psychological, social, and cultural dimensions



Evergreen Brick Works. Source: Flickr / The Natural Step Canada

Rethink and evaluate new typologies of Live, Work, Learn, Play

- Design for prosperity
- Plan for developments that embrace the economic and commercial forces of its surroundings
- Establish developments that provide a foundation for the sustainable prosperity for local jobs

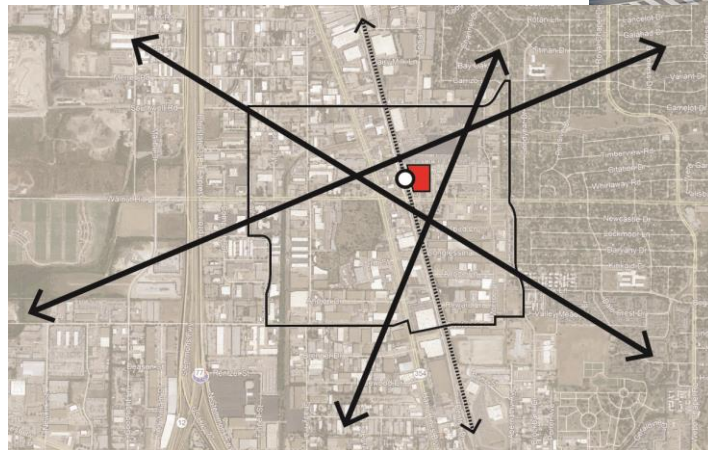


Anaheim Packing District (panelist image)

Establish a catalytic pilot development project

DART Station – Transit-Oriented Development Opportunity

- Mixed-use, living local, community destination
- Locally-sourced food hall / market
- Encourage inclusive, welcoming developments that bring people together through interaction, collaboration, and stimulate participation



Mixed-Use Development on 14th Street, Washington D.C. Source: Wikimedia / keizers

Walnut Hill / Denton

Development and Investment

Peggy Brimhall

Principal, Figurd Development

It's Time for Resilience

A two-prong approach to recover and reposition more quickly



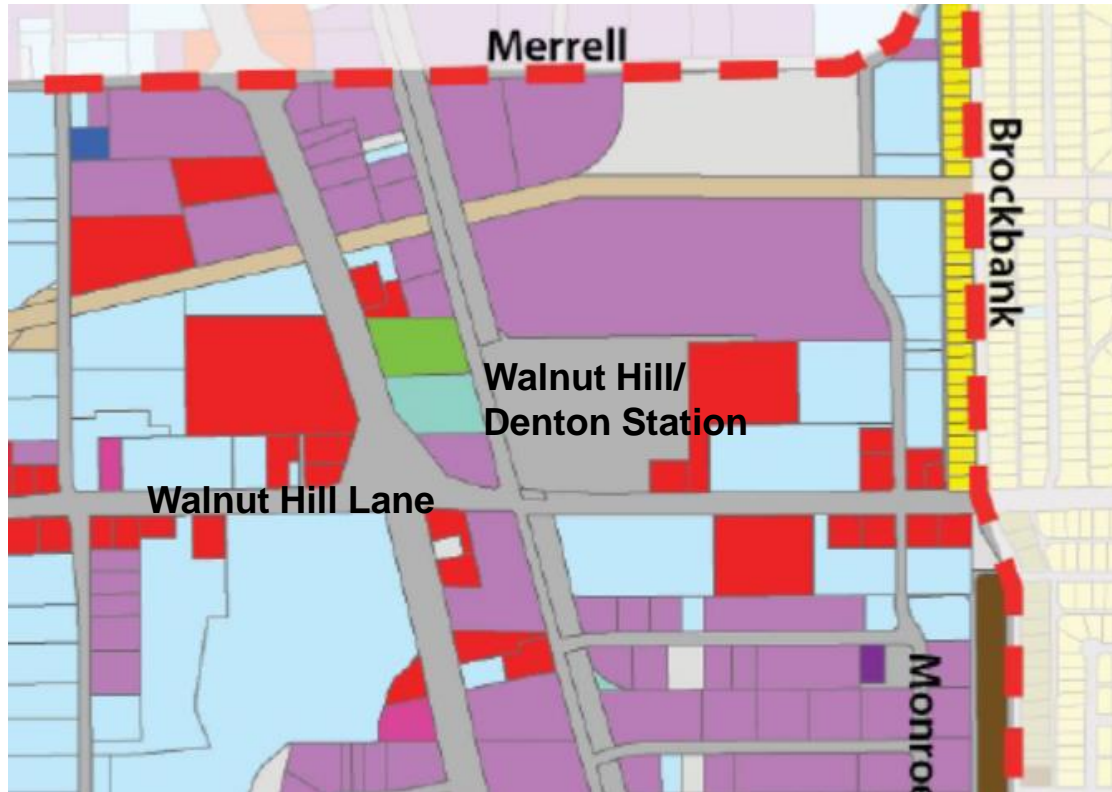
Large Lots



Small Lots

Enacting a Grand Vision

Assembling Lots as a Method



Land Use Map Near DART Station. Source: City of Dallas

- Current zoning not conducive
- Market timing is now for developers
- Assembling lots is lengthy process
- Developers seek existing large lots
- Few large lots exist in study area

Tools for Assembling Lots

- Equity investment approach
- Urban land bank
- Graduated density zoning

Activating Infill Renewal

Small-to-Mid Scale Development



Chophouse Row. Source: ULI

- Word-of-mouth opportunities
- \$1m to \$10m range project value
- Need grand vision momentum
- Use existing land prices
- Financing difficult
- Reflects diversity and creates pride
- Supports entrepreneurship
- Positive impact to local economy

Tools for Small-to-Mid Size Projects

- Easy-access lending programs
- Bank underwriting task force
- Public equity co-investing

Power of the Stable Few

A Two-Prong Approach



Source: Unsplash / Ivan Henao

Resilient Development

- Develop small and large lots
- Make lot assembly easy
- Publicize vision, coherent message
- Support young and minority developers
- Make lending easy

Resilient development shortens building and rebuilding time.

Walnut Hill / Denton

Green Line

Recommended Next Steps

Champions to Move Vision Forward

We recommend a partnership be formed with the following champion groups and organizations (not exhaustive) to help move the vision forward.

- City of Dallas
- Dallas Area Rapid Transit (DART)
- Parker University and other key employers
- Bachman/NW Highway Community Association, Webb Royal Crime Watch, Caillet Crime Watch Program, Bradford Estates Neighborhood Association, Colony Square HOA, Neighbors Against S.O.B.'s, Midway Hollow, Northwest-Bachman Community Association
- Northwest Dallas Business Association
- Korean American Coalition, Korean Chamber
- Friends of Bachman Lake
- ULI Dallas Fort Worth

Recommended Next Steps

Coordinate and support the group of champions

Engage social services and providers

Activate DART station parking lot

Install bilingual wayfinding

Identify and publicize a safe and accessible resilience hub

Explore development financing tools to leverage current opportunities

Q&A

Thank you!