



**City of Dallas
Urban Renewal District Advisory Committee
Council Chambers - City Hall
December 6, 2011 - 5:30 p.m.**

Present: Jim Fairchild, Bob Brixius, Nancy Adams, Randy Hunter, Rich Rohde, Wes Scroggin, Joe Koubek, and Rich Long.

Absent: Craig Pope, Ken Jacroux, LaVonne Wilson, David Shein, Chelsea Pope

Staff: Community Development Director Jason Locke.

MINUTES

CALL TO ORDER

Chair Brian Dalton opened the meeting at 5:30 p.m.

APPROVAL OF MINUTES

Chair Brian Dalton declared the minutes of November 1, 2011, approved as presented.

PUBLIC COMMENTS

Chair Dalton called for public comments. Chair Dalton announced that Sue Rohde was publishing a book of historic photos of Dallas that would be coming out next year.

OLD BUSINESS

COURT STREET PROJECT

Jason Locke reported that a couple of items were left to do on the punch list including vegetation in the rain gardens and trees. He explained that due to the larger size of the trees, the root balls were bigger and the trees were heavy, which made them difficult to plant. He stated that right now the ground was not easy to dig because it was so hard. He noted that Daryll's Nursery had the plants for the rain gardens and they would be installed next week.

He reported the lights were on and noted there had been positive feedback from tenants along that block. He noted that they were considering removal of the single cobra head light fixture that was unnecessary, **although it currently holds up a "Do Not Enter" sign to the alley.** He suggested cutting the top of the light post off, painting it black, and using it as the sign post for the alley, noting it would fit in with the improvements. This plumbing for the irrigation for the baskets would take place next spring.

Rich Rohde noted that he had just driven past that area in the fog and it looked bright and good. He agreed that the only problem was the light that needed to be removed. Jim Fairchild indicated that it would be nice if they could have alternated the lighting back and forth across the street for balance. Rich Long asked if there was a plan to redo the other side of the street and Mr. Locke indicated there would be at a future date. Mr. Fairchild pointed out that additional lighting along the other side would make it too bright.

MAIN STREET DESIGN

Mr. Locke provided a revised hand-out of the conceptual plan. He reviewed the document stating that the original design was there as well as revisions to compare with one another. He pointed out the differences including the number, angle, and shape of areas that would hold the trees which brought up concern about how parking maneuvering would be affected. He stated that he brought the design to a rain garden and green streets class that staff attended, and several issues were brought up pertaining to the its overall effectiveness. He noted that this design would not be able to contain all of the storm water and the street sweeper would not be able to get into those angles. He addressed parking space issues, noting that they would be reduced from 12 to 11 spaces on each side of the street. He discussed the sizes of trees indicating there would be larger trees with room in between for smaller trees or furniture. He stated the revisions took into account these issues as well as accomplishes the goal of making the streets greener. He explained there **could be space for a “Hero’s Plaza” with these revisions** , but pointed out that the County had something similar in front of the Courthouse. He asked if the design was on the right track, if it was worth refining, or if it was on the wrong track and requested feedback.

Joe Koubek asked if the dimensions would be the same on the both sides of the street, and Mr. Locke stated they would be. Mr. Koubek asked if this would accommodate placement of historical signs or maps and Mr. Locke indicated there would be enough space available.

Mr. Rohde asked about the gentler bulb-outs for street sweeping and if it would allow for bigger trees and how tall they would be. Mr. Locke indicated it would accommodate larger trees, and depending on species they may have a diameter of 30-40 feet or so. Mr. Brixius stated that with taller and bigger trees businesses are going to find fault with them, especially given the sign ordinances. Mr. Fairchild stated that signs could be raised. Mr. Koubek expressed concerns about ladder trucks and the clearance and visibility around the bulb-outs with large trees. Mr. Locke indicated tree clearance and vision issues are an important part of the decision and would be discussed during the design phase. When asked about deciduous versus evergreen trees, Mr. Locke stated that deciduous trees were a better choice.

Wes Scroggin asked if the parking spaces were designed to regulation and Mr. Locke assured him it was, noting they were an additional foot longer than required.

Mr. Locke explained that the intersection at Washington Street could get interesting and it may have to be left alone. It **wouldn't be** too much of a design issue integrating that intersection with the project, and a more comprehensive look would be prepared for the January meeting.

Mr. Scroggin asked about what the business owner responsibility was in upkeep and care in front of their shops including sweeping, cleaning, and blowing off of leaves. Mr. Locke stated that is their responsibility now and that would remain the same. Court Street provided a certain amount of incentive for them to clean the space and take responsibility for the area in front of their business. The City would maintain planting and irrigation as part of the storm water system.

Mr. Long asked about alternating the light posts referring to Mr. Fairchild's **earlier comments** in regards to the lighting on Court Street. Mr. Locke stated that it could be done, indicating two

smaller ones on one side of the street and a large on the opposite side of the street , which has the potential to free up additional parking and create more visual interest. Mr. Koubek commented that it would be better for security and visibility.

Mr. Scroggin asked about using a line of credit explaining that it was hard for most businesses to do business without them. Mr. Locke replied that the City was still pursuing that but also was looking into a loan from the state's revolving loan fund, which may be better due to the good rates. He added that the Urban Renewal revenue is coming in higher than anticipated, which would be confirmed. After further investigation, the City would determine if a loan or line of credit from our banking partner would be preferable.

Mr. Locke stated that an open house would take place toward the end of January after additional designs were put together with better graphics.

NEW BUSINESS

Mr. Locke reviewed a consolidated list of notes he had accumulated from the Court Street Project, which would be considered in the Main Street Project.

MEMBER COMMENTS

None

STAFF COMMENTS

None

OTHER BUSINESS

The meeting adjourned from City Hall at 6:11 p.m.