MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION
DECEMBER 17, 2012

WORK SESSION – 6:00 P.M.:

- **Call to Order**
  Mayor Townsend called the meeting to order at 6:01 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

Councilmember Mitchell left the Work Session at 6:16 p.m. to attend an emergency meeting of the University of North Texas Board of Regents and returned at 8:35 p.m.

The following City Plan Commission members were also present:

David Gantt	Char
Barry Hand	Vice Chair
Gerald Bright	Member
Janet DePuy	Member
Marilyn Frederick	Member
Thomas Maxwell, Jr.	Member
Eron Linn	Member
Don Bouvier	Alternate
Randy Roland	Alternate

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer (Absent)	City Secretary
Vickie Schmid	Deputy City Secretary
Michael Spicer	Director of Development Services
Monica Heid	Community Projects Manager

The following consultants were also present:

Mark Bowers,	HOK
Bill Cunningham	Ricker Cunningham
Karen Walz	Strategic Community Solutions
Kurt Schulte	Kimley-Horn Associates
Gary Slagel	Representative - DART Board of Directors
Bill Calderon	Hawes Hill Calderon, LLP
Kevin Feldt	NCTCOG

Mayor Townsend called for a moment of silence in memory of all affected by the Newtown, Connecticut tragedy.

A. Visitors

Carol Feldman addressed Council expressing excitement about the pedestrian friendly area and concern regarding buildings over four stories in height.

Stephen Springs, representing of the Heights Park HOA, addressed council stating that their association supported the visioning of the study with the exception of building height, the location of the Central Heights plaza adjacent to Central Expressway, and the minimal visioning for Rustic Circle.

David Knepper addressed Council and supported the naming of the park on Weatherred as "Durham Park" honoring the Durham family's love of Richardson. He said the old house should remain on the property for its historic value.

B. Joint Meeting of the City Council and City Plan Commission to Review and Discuss Part 1 of the Final Report and Recommendation, Main Street/Central Expressway Corridor Study – Market Analysis and Visioning Process

Staff Comments

Monica Heid, Community Projects Manager, addressed this item and introduced the consultant team: Mark Bowers with HOK – Project Manager and Team Leader; Kurt Schulte with Kimley-Horn Assoc. – Transportation Specialist; Bill Cunningham with Ricker Cunningham – Market Analysis; and Karen Walz with Strategic Community Solutions – Public Involvement Specialist. Ms. Heid gave a brief history of study efforts and reviewed the progress made on the study.

- "Draft Final Study" is ready for Council's review and comments
- Phase 1, the Vision and Market Analysis phase, was designed to inspire and stimulate thinking
- Study allows the City to plan ahead and would allow the City to articulate its vision for the area when redevelopment begins to take off
- Details such as building height, building materials, and suggested use would be addressed in Phase 2

- Presentation of the Part 2 Draft is anticipated for January 28, 2013.

Mr. Bowers noted that Phase 1 of the study had revealed the following:

- Existing Land Use – Predominantly Retail, Commercial, Automotive, and Office, with small pockets of Single-Family Residential
- Existing Zoning – Majority zoned Commercial and Local Retail, along with some Office zoning at Spring Valley and Arapaho
- Parcel Lot Coverage – Significant surface parking, with green spaces prevalent along the edge of the study area
- Parcel Size – 19 parcels are larger than 5 acres; 287 parcels are less than 1 acre

Mr. Cunningham reviewed the existing market conditions for the study area:

- Trade Area (the area from which uses will capture a share of the market demand/identify the competition) – boundaries reach from Preston Road to N. Garland Avenue and from Northwest Highway to Plano Parkway
- Demographic Overview – largely built-out, less than half the growth rate of surrounding cities, older population, high degree of rental property, higher degree of college-educated residents, and higher income levels
- Lifestyle Segments (Psychographics) – infill urban living environments are favored
- Assessed Valuations – a high percentage of the study area parcels are vacant and/or under-utilized, with newer, higher-valued development at Belt Line and Central Expressway
- Property Ownership – strong local property ownership (80% of the study area parcel owners reside in Richardson/Dallas/Plano; only 8% are out-of-state)
- Property Utilization (improvements represent less than 50% of total value) – high percentage of study area property considered "under-utilized"

Mr. Bowers stated that the study area was divided into several districts, where short-term opportunities that could be achieved with minimal investment were balanced with longer-term vision elements requiring public/private partnerships or incentives. Study Area Concepts for consideration include (from south to north – map attached for reference):

Creative Corporate District – innovative corporate campuses (63 acres);
Gateway Commercial District – commercial development gateway (50 acres);
McKamy Springs District – Transit Oriented Development (62 acres);
Trailside District – sustainable art/reuse of existing industrial buildings (10 acres);
Central Place District - mixed-use/infill developments (78 acres);
Main Street District – mix of cultures and uses/mix of old and new structures/ entertainment destination (37 acres);
Chinatown District – mixed-use within existing infrastructure/cultural center/tourism (22 acres);

Interurban District – edgy/adaptive reuse of existing buildings/targeted infill development (25 acres);
Arapaho Business District – new business development (16 acres);
Rustic Circle District – continue neighborhood revitalization (10 acres); and
Civic District – civic and institutional uses/streetscape improvements/consistent urban design (23 acres).

Mr. Bowers noted that the Land Use Framework identifies the multiple land uses that will support the overall visions established for the Main Street/Central Corridor; the Transportation Framework identifies and locates the multiple street types that support the overall vision; and the Urban Design Framework identifies and locates city-wide gateways, district gateways and nodes with special character within the study area. He reviewed several transportation improvement options for Main Street. Mr. Bowers identified the four catalyst sites and showed conceptual drawings of each site:

Catalyst Site 1: northeast corner of Spring Valley/Central focuses on development around the existing Comerica Bank building
Catalyst Site 2: northwest corner of Central/Belt Line area focuses on creating a new commercial office/retail development
Catalyst Site 3: includes Main Street and the adjacent public realm focuses on higher density adjacent to US75 and lower density east of DART
Catalyst Site 4: not site-specific focuses on residential element.

Mr. Cunningham noted that the concepts presented were a place for discussions to begin and were meant to spark the imagination. Mr. Bowers and Mr. Cunningham agreed that Richardson's aggressive and proactive exploration of new/alternative funding and public/private partnerships were key to encouraging development/redevelopment.

Ms. Heid said the study team was eager to receive Council's comments to the Draft Report and that Part 2 of the recommendation would focus on the implementation plan. She noted that Part 2 was scheduled to be presented to Council on January 28. In Spring 2013 a call for consultant Request For Qualifications (RFQ) will be completed and interviews/selection of the Consulting Team to begin ordinance and guideline preparation will take place; a draft zoning ordinance and design guidelines are anticipated to be presented to Council by Summer 2013.

Mayor Townsend welcomed the City Plan Commission and invited Plan Commission Chair Gantt to open the discussion.

City Plan Commission Comments

City Plan Commission Chair, David Gantt thanked the consulting team and stated he appreciated the flexibility suggested in the concept plan drawings.

City Plan Commission Vice Chair, Barry Hand suggested reinforcing the adaptive reuse of existing structures and felt the districts near the Spring Valley Station should be complimentary to the plan already established for the Spring Valley Station District.

City Plan Commission Member, Janet DePuy expressed excitement about additional housing stock and art opportunities throughout the study area.

Council Comments

Mayor Townsend thanked the consultant team for their hard work and excellent progress. He inquired as to why the Fossil property was divided into two different districts. Ms. Heid advised that placing Fossil in two districts was not meant to suggest the property be divided, but to make different options available to Fossil.

Councilmember Dunn appreciated the demographic information for the study area, but would like to see demographic information at the district level as well.

Councilmember Omar expressed concern about the polling concept. He felt that it might give undue influence to a few people, rather than the majority of citizens. Ms. Walz advised that public input was received in a variety of ways and that over 400 comments had been received, helping to balance individual comments.

Councilmember Omar also expressed concern about the use of the south side of Belt Line/Main for medians and additional parking spaces. Mr. Schulte noted that adding a median, a refuge area for pedestrians, and additional parking on the south side of Belt Line/Main Street was one of several options to be considered as the study progresses to a more detailed stage.

Mayor Pro Tem Maczka thanked the City Plan Commission for attending. She said she looked forward to an in-depth review of the report and expressed concern regarding the January 28th date for delivery of the Final Report; she felt more time should be taken if needed. Mayor Pro Tem Maczka noted that TxDOT's Transportation Study was underway and she felt it was important to take time to see what comes from that study.

RECESS

Mayor Townsend called for a recess at 8:25 p.m.

RECONVENE

Mayor Townsend reconvened the meeting at 8:37 p.m.

C. Review and Discuss the Cotton Belt Commuter Rail Improvement District (Municipal Management District) and Consider Resolution No. 12-31, Declaring the City's Support of and Consent to the Creation of the Cotton Belt Commuter Rail Improvement District

Staff Comments

City Manager Dan Johnson reviewed the project background for Council:

- The rail corridor is important for Richardson's future
- The Cotton Belt Line would help set the stage for multi-modal access (Road/Rail/Trail) to the region
- The Cotton Belt Line would provide far-reaching connectivity from east to west
- Support for the Cotton Belt Line has been confirmed with UTD to support the campus
- New development in the Bush/75 area would be enhanced by rail
- DART's development plans for the Cotton Belt Line are 25 years away
- Creating the Municipal Management District (MMD), and appointing a Responsible Government Entity (RGE) would allow the Cotton Belt Line project to get underway immediately, with completion anticipated in 2017
- Legislation already exists allowing MMD, but requires approval of the district by the State
- Approval of the MDD does not create another transit authority, but allows existing entities (DART, NCTCOG, COR) to cooperate and coexist to bring this project to completion by 2017
- Next Steps for this project is Council's motion on Resolution 12-31 which supports creation of the Cotton Belt Commuter Rail Improvement District

Council Comments

Councilmember Mitchell stated this was a "tried and true" method that has been very successful on other projects.

Council Action:

Councilmember Mitchell moved to approve Resolution 12-31. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

D. Report on Items of Community Interest

There were no items of Community Interest to report.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:02 p.m.

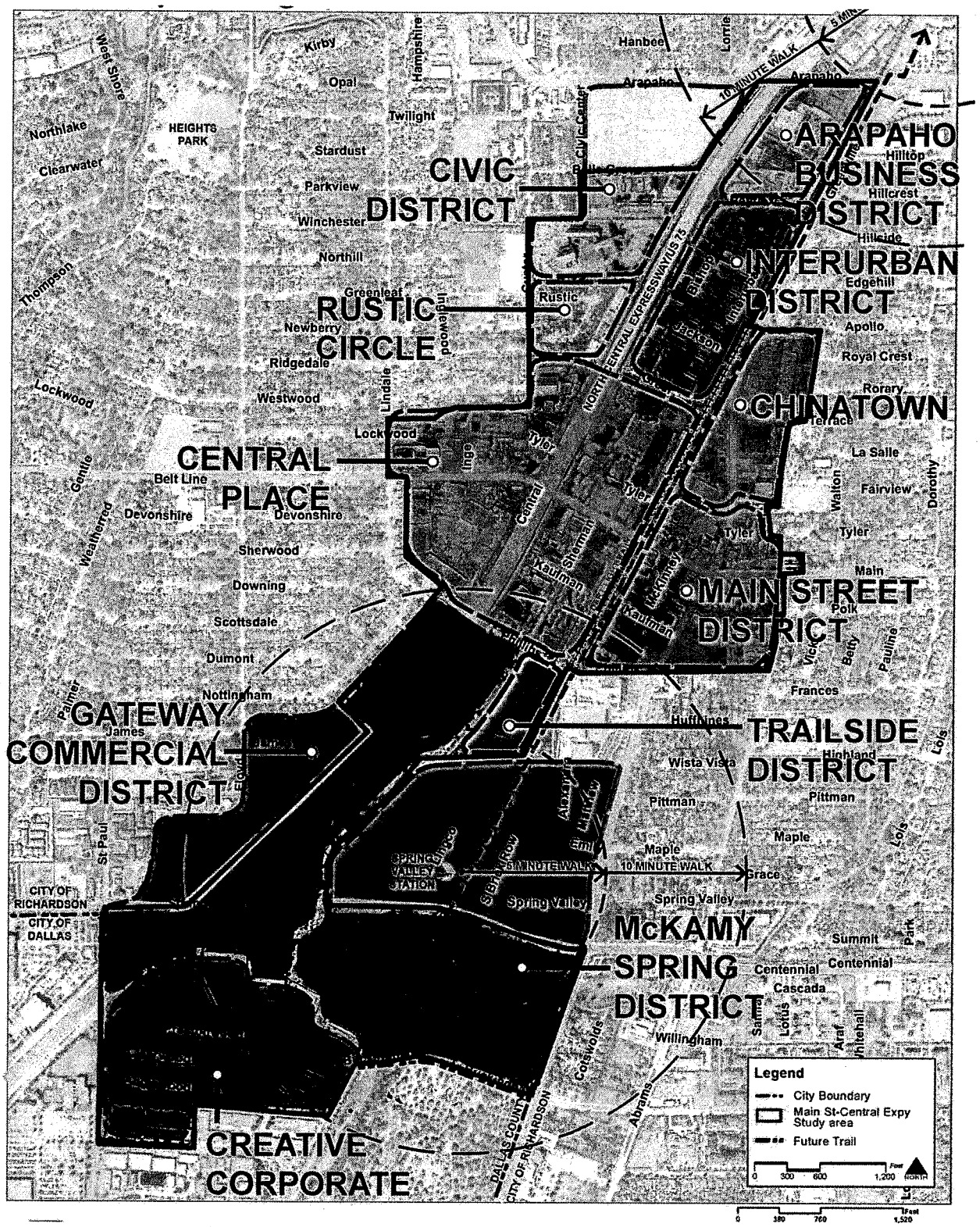
G. L. Townsend

MAYOR

ATTEST:

Vickie Schmid

DEPUTY CITY SECRETARY


ARAPAHO BUSINESS DISTRICT
CIVIC DISTRICT
INTERURBAN DISTRICT
RUSTIC CIRCLE
CHINATOWN
CENTRAL PLACE
MAIN STREET DISTRICT
GATEWAY COMMERCIAL DISTRICT
TRAILSIDE DISTRICT
McKAMY SPRING DISTRICT
CREATIVE CORPORATE
10 MINUTE WALK
5 MINUTE WALK
NORTH CENTRAL EXPRESSWAY/US 75
Legend
City Boundary
Main St-Central Expy Study area
Future Trail