

# Memorandum



CITY OF DALLAS

DATE October 16, 2017

TO Honorable Members of the Economic Development & Housing Committee:  
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,  
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,  
Omar Narvaez

SUBJECT **City support for continuation of CityMAP and economic development & housing analysis**

## Summary

The Texas Department of Transportation (TxDOT) is prepared to proceed with the engineering and traffic studies to analyze two of the three alternative scenarios identified for I-345 in the Dallas City Center Master Assessment Process CityMAP. The final draft of the CityMAP study released in September 2016 analyzed various transportation corridor scenarios that would have a significant impact on Dallas's urban core. As such, the City urges TxDOT to build upon the CityMAP analysis and provide the City with an implementation plan to realize the I-345 corridor's value proposition.

## Background

The Texas Clear Lanes program led by the Texas Transportation Commission identified the state's most congested chokepoints. Downtown Dallas has six freeways that fall into the top 25 of 100 most congested roadways in Texas that greatly impact the North Texas freeway system and the local and state economies. TxDOT seeks to work with planners and engineers to get new roads planned, designed, and built in a manner that spurs economic development and job creation. This was the genesis of Dallas CityMAP. CityMAP gave the public an opportunity to provide input and develop options for decision-making for the major highways leading into the core of downtown Dallas. This process identified the challenges, opportunities, and design options for the aging interstate corridors and adjacent neighborhoods in and around downtown.

The final draft of CityMAP shows that the I-345 Remove and I-345 Below Grade scenarios provide the greatest estimated increase in net new property value (\$2.5B and \$1.5B respectively), net new revenue to the city (\$80m and \$50m), workforce housing opportunities (12,000 and 4,400 new residents respectively) and employment growth (40,000 and 29,000 jobs respectively) for all of the evaluated scenarios. To the extent that the scenarios may have a financial impact on the City as these scenarios are studied, the City has an interest in working jointly with TxDOT to evaluate cost reasonableness.

**Issues**

The I-345 corridor presents the City with an extraordinary opportunity to reduce congestion, add workforce housing, and improve the mobility, economic development, and quality of life for residents of Dallas. In order to maximize these outcomes, the City must do its own workforce housing analysis and plan for the 240 acres affected by the I-345 project in collaboration and in coordination with TxDOT.

**Alternatives**

If the City does not assume a leadership role in this process then the City risks not being able to influence the design in a manner consistent with the community input and the City's policy goals.

**Fiscal Impact**

There is no immediate fiscal impact for the study. Staff would procure and bring the recommendation to committee and council for approval.

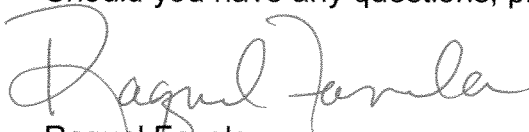
**Coordination**

This item has been coordinated with Planning & Urban Design, Housing and Neighborhood Revitalization, Transportation Planning, Office of Economic Development, and Dallas Downtown Inc.

**Staff Recommendation**

Staff recommends approval and requests your consideration for this item to be placed on the City Council agenda for November 8, 2017.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela  
Chief of Economic Development & Neighborhood Services

- |  |  |
|--|--|
| c: The Honorable Mayor and the Members of City Council     | Jon Fortune, Assistant City Manager                          |
| T.C. Broadnax, City Manager                                | Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim) |
| Larry Casto, City Attorney                                 | Joey Zapata, Assistant City Manager                          |
| Craig D. Kinton, City Auditor                              | M. Elizabeth Reich, Chief Financial Officer                  |
| Biliera Johnson, City Secretary (Interim)                  | Nadia Chandler Hardy, Chief of Community Services            |
| Daniel F. Solís, Administrative Judge                      | Theresa O'Donnell, Chief of Resilience                       |
| Kimberly Bizer Tolbert, Chief of Staff to the City Manager | Directors and Assistant Directors                            |
| Majed A. Al-Ghafry, Assistant City Manager                 |  |