

GAP STRATEGIES



City Council and P&Z Joint Meeting – November 3rd, 2021

UNIVERSITY PARK CENTENNIAL MASTER PLAN

REPORT TO

CITY

**INTRODUCTIONS AND OVERVIEW
FROM CHAIR AND VICE CHAIR**

WELCOME

1. Brief overview of progress
2. Introduce planning team



NOW FROM

GAP



Gap Strategies

WHAT WE'LL COVER

1. Where We've Been and Where We're Going
2. Public Engagement & Feedback
3. Themes and Goals
4. Upcoming Town Hall
5. Next steps

**WHERE
WE'VE BEEN**

AND WHERE WE'RE GOING

OUR TEAM

JEFF BARTON, AICP

Principal in Charge

RON WHITEHEAD, MPA

Project Manager

KARA BISHOP BUFFINGTON

Community Participation Lead





ROB PARSONS, AICP, CNU-A

Planning and Form-Based Code

MATT STUBBS, ASLA

Architecture and Design

CALEB ROBERTS, MCRP

Transportation Planning



LEONELLE D'SOUZA, MLA

Landscape Architecture and Planning

ANDRES GONZALES

Project Analysis

COMMITTEE MEMBERS

Bob Begert - Chair

Dawn Moore - Vice Chair

Claire Baker

Alex Bell

Kelley Brown

Brad Cheves

Rita Clinton

Stephen Hudson

Francie Johnsen

Darrell Lane

Michael Malone

Dan McKeithen

Jenny Merkle

Jamie Slagel

John Stull

Laura Walsh

Chris Wright

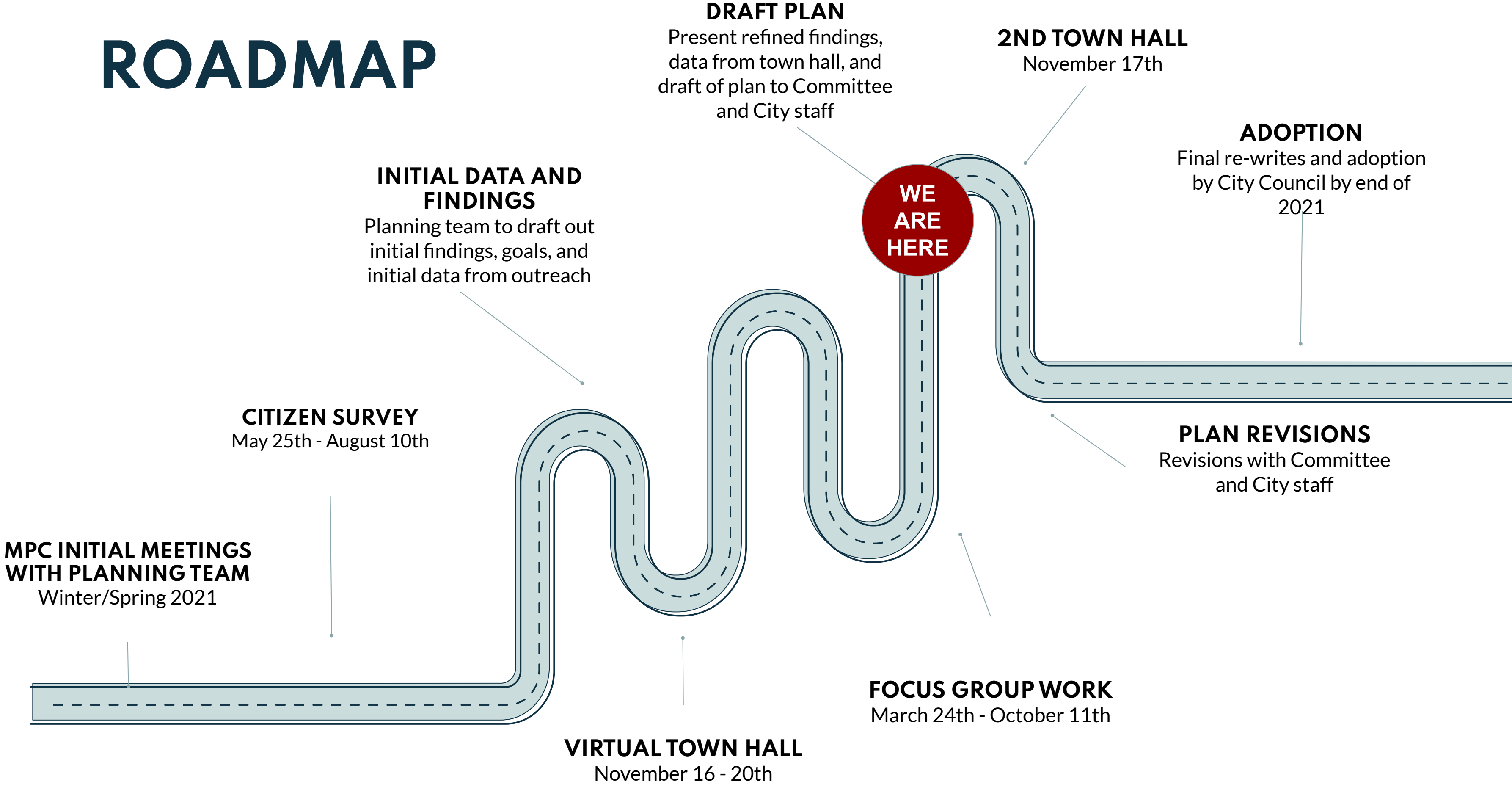


OUR GOALS FOR TONIGHT

1. Bring the Council and P&Z up to date
2. Report on progress
3. Preview upcoming events and schedule

ROADMAP

University Park



MPC INITIAL MEETINGS WITH PLANNING TEAM
Winter/Spring 2021

CITIZEN SURVEY
May 25th - August 10th

INITIAL DATA AND FINDINGS
Planning team to draft out initial findings, goals, and initial data from outreach

VIRTUAL TOWN HALL
November 16 - 20th

FOCUS GROUP WORK
March 24th - October 11th

DRAFT PLAN
Present refined findings, data from town hall, and draft of plan to Committee and City staff

2ND TOWN HALL
November 17th

ADOPTION
Final re-writes and adoption by City Council by end of 2021

PLAN REVISIONS
Revisions with Committee and City staff

WE ARE HERE

OUTREACH

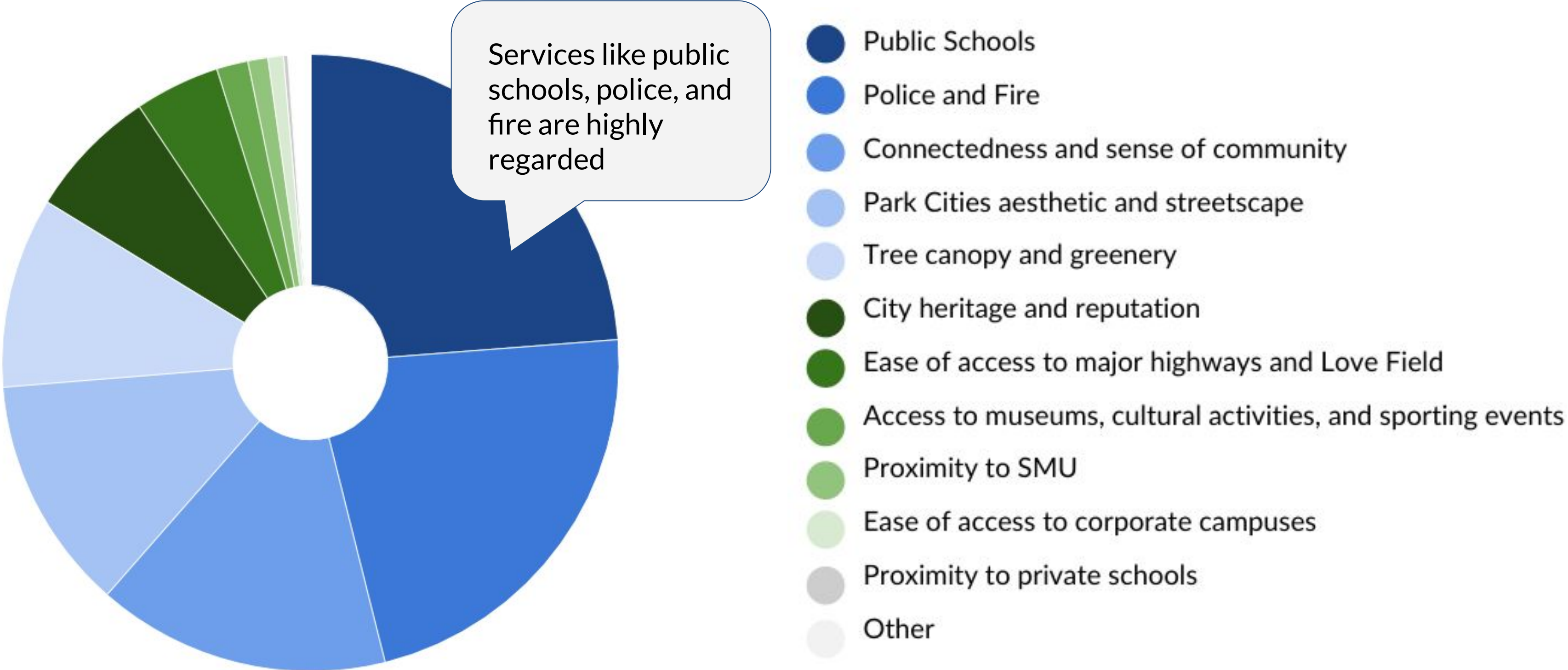
**PUBLIC ENGAGEMENT
AND FEEDBACK**

COMMUNITY SURVEY RESULTS

- Kicked off during COVID
- City led outreach with robust **social media, yard signs, and newsletters**
- **Paper copies** were made available at City Hall
- Open from May 25th to August 10th
- **2,218 participants**

SURVEY RESULTS: VALUES

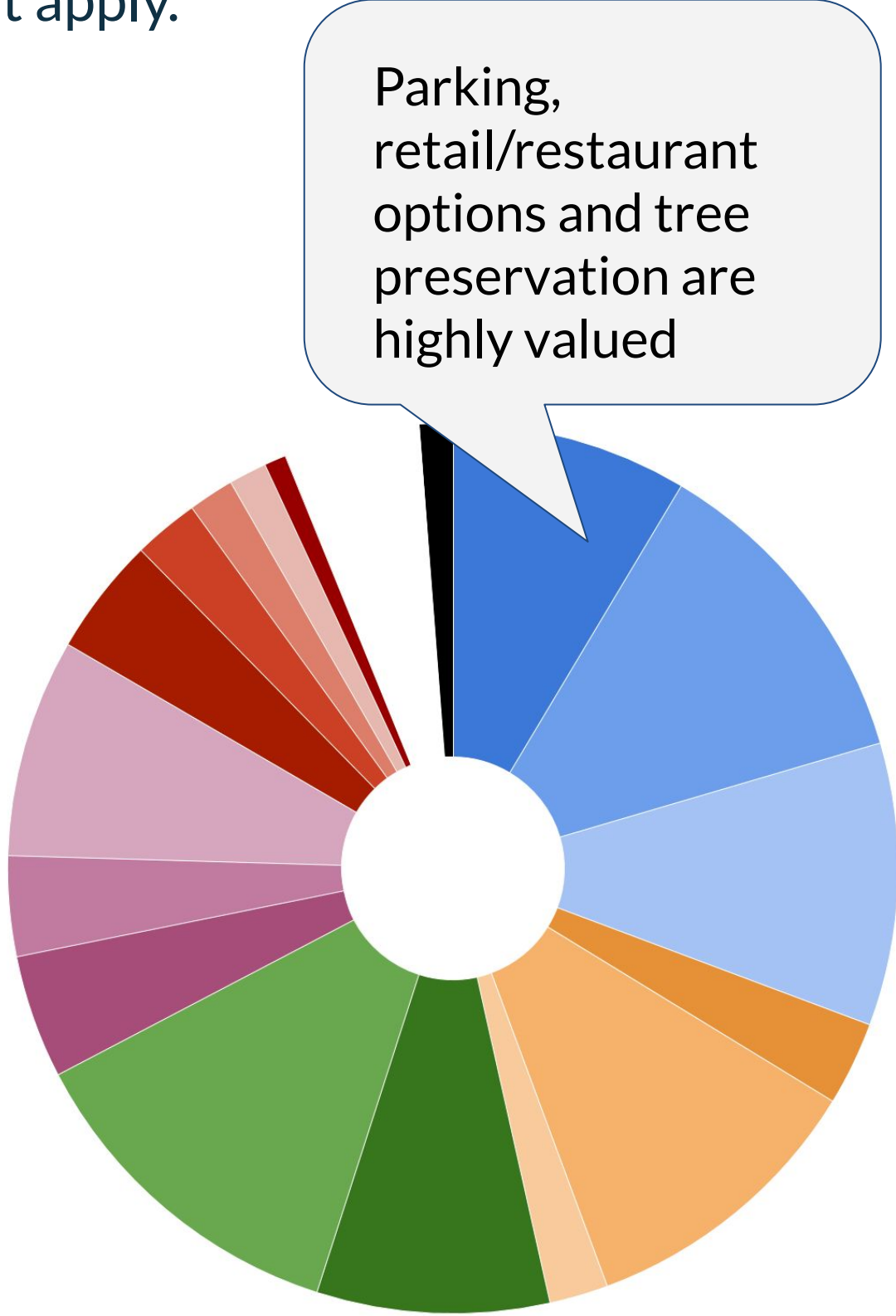
We asked: “What do you value most about living in University Park? Select up to three.”



SURVEY RESULTS: WHAT CITIZENS WANT

We asked: "What would you like to see more of in University Park? Check all that apply."

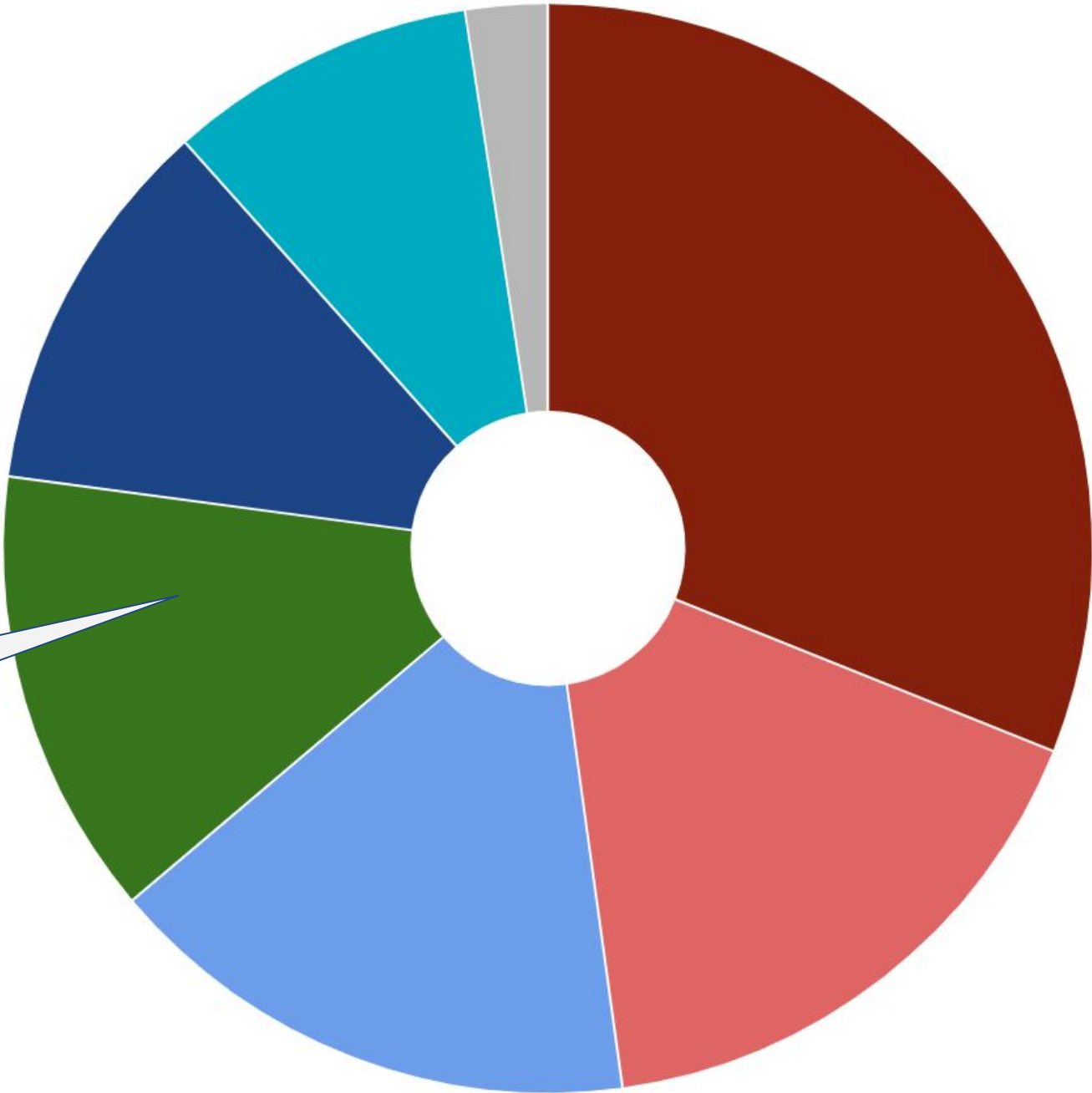
- Greater enforcement of on-street parking regulations
- More circle driveways to get parked vehicles off streets
- Additional parking in commercial areas
- Retail Stores
- Restaurants and entertainment
- Mixed-use development
- Rules preserving trees on private property
- Rules preserving trees on public property
- More central channels of communication
- Collaboration with SMU
- More funding for the Mile-per-year program, which replaces deteriorated water and sanitary sewer mains
- More allowance for accessory dwelling units (garage apartments, casitas, etc.)
- Small apartments built above businesses in certain districts
- Greater flexibility to build larger homes on your lot -- up to, or very near to, the edge of your property line
- Multi-family homes in select areas (townhomes, condos, duplexes, etc.)
- More single family lots divided to make room for additional homes
- Other
- None of the above



SURVEY RESULTS: TAXES

We asked: “University Park currently has no city debt. Which of the following would you support even if it resulted in raising taxes or issuing bonds? Check all that apply.”

- I don't support raising taxes
- I don't support issuing bonds or debt
- Mile-Per-Year program to replace water and sanitary sewer mains
- Park rehabilitation and expansion
- Drainage improvements
- Parking expansion in commercial areas
- Other

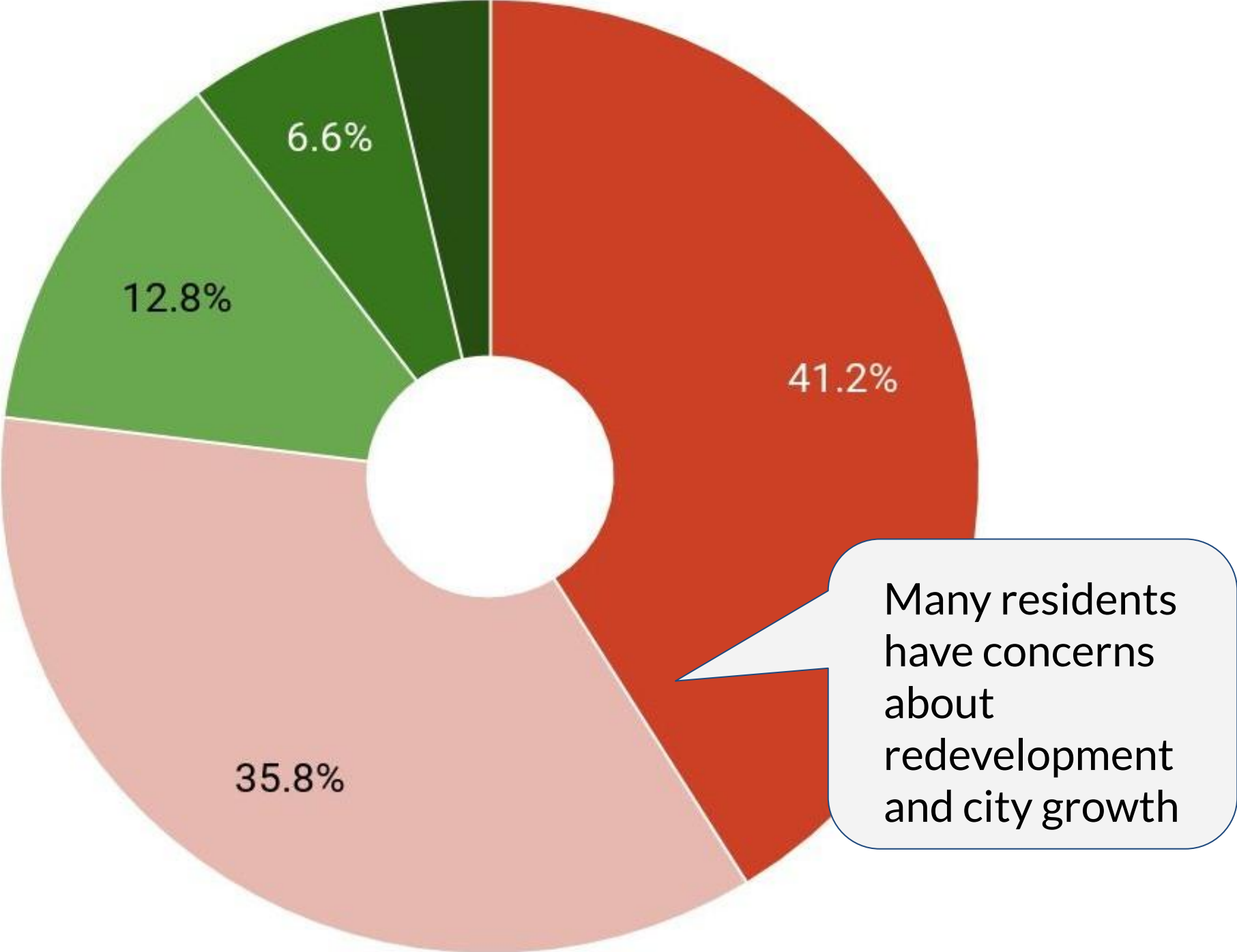


More than half of residents are willing to pay more for certain services

SURVEY RESULTS: REDEVELOPMENT

We asked: “Which of the following options would be a good way to allow for redevelopment in University Park? Check all that apply.”

- I think redevelopment should be restricted by city ordinances
- I do not wish to restrict growth, but I don't think the City should encourage it
- Mixed-use development, allowing for residential and commercial units to exist in the same building
- An increase in vertical development, both residential and commercial
- More multi-family units; apartments, townhouses, and condominiums

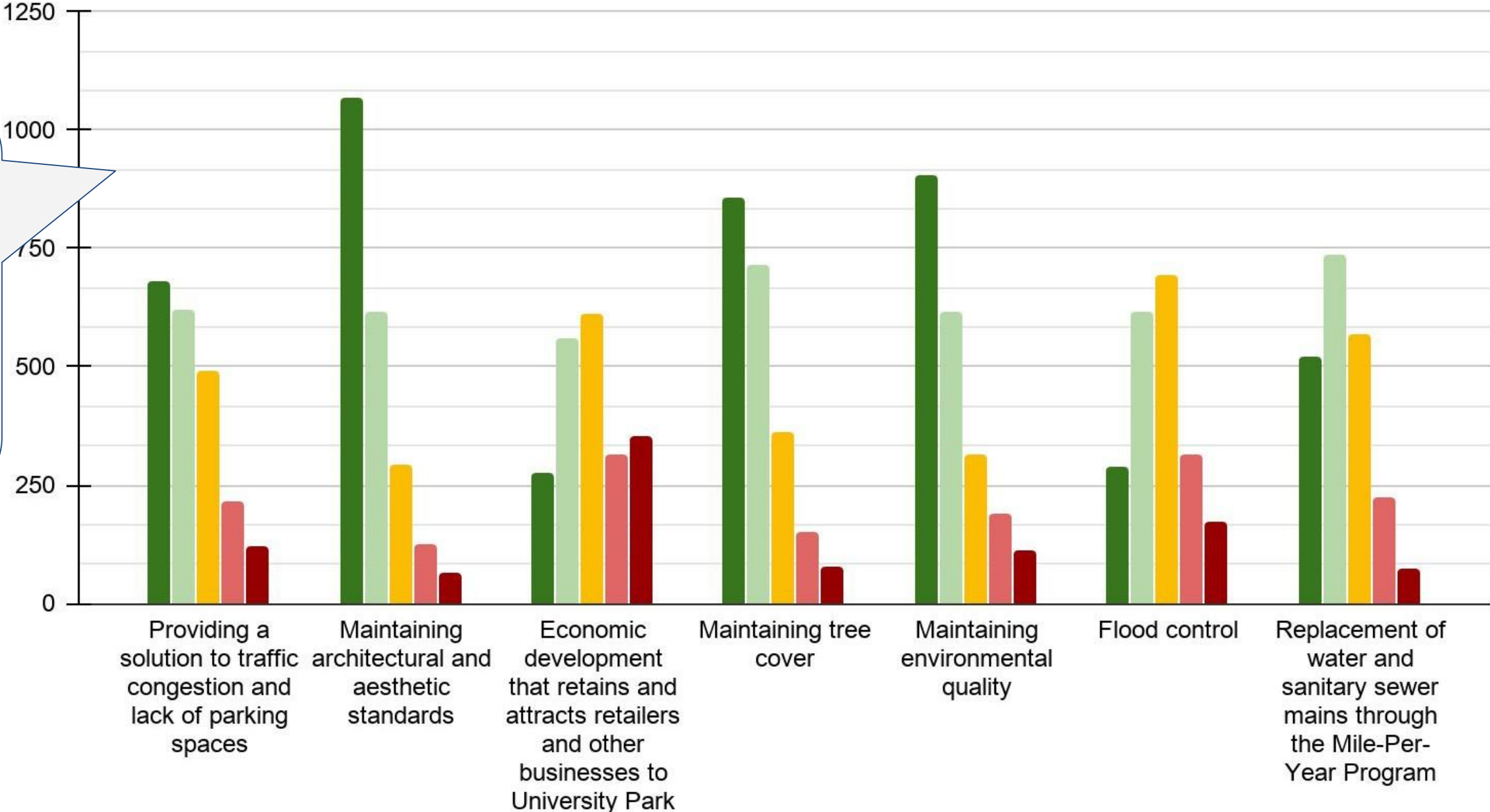


SURVEY RESULTS: KEY ISSUES

We asked: “Of the issues described below, please give a 1- 5 ranking (1 being most important, 5 being least important) of which you believe to be the most important issue for the city to consider when making long-term plans?”

1 - Most Important 2 3 4 5 - Least Important

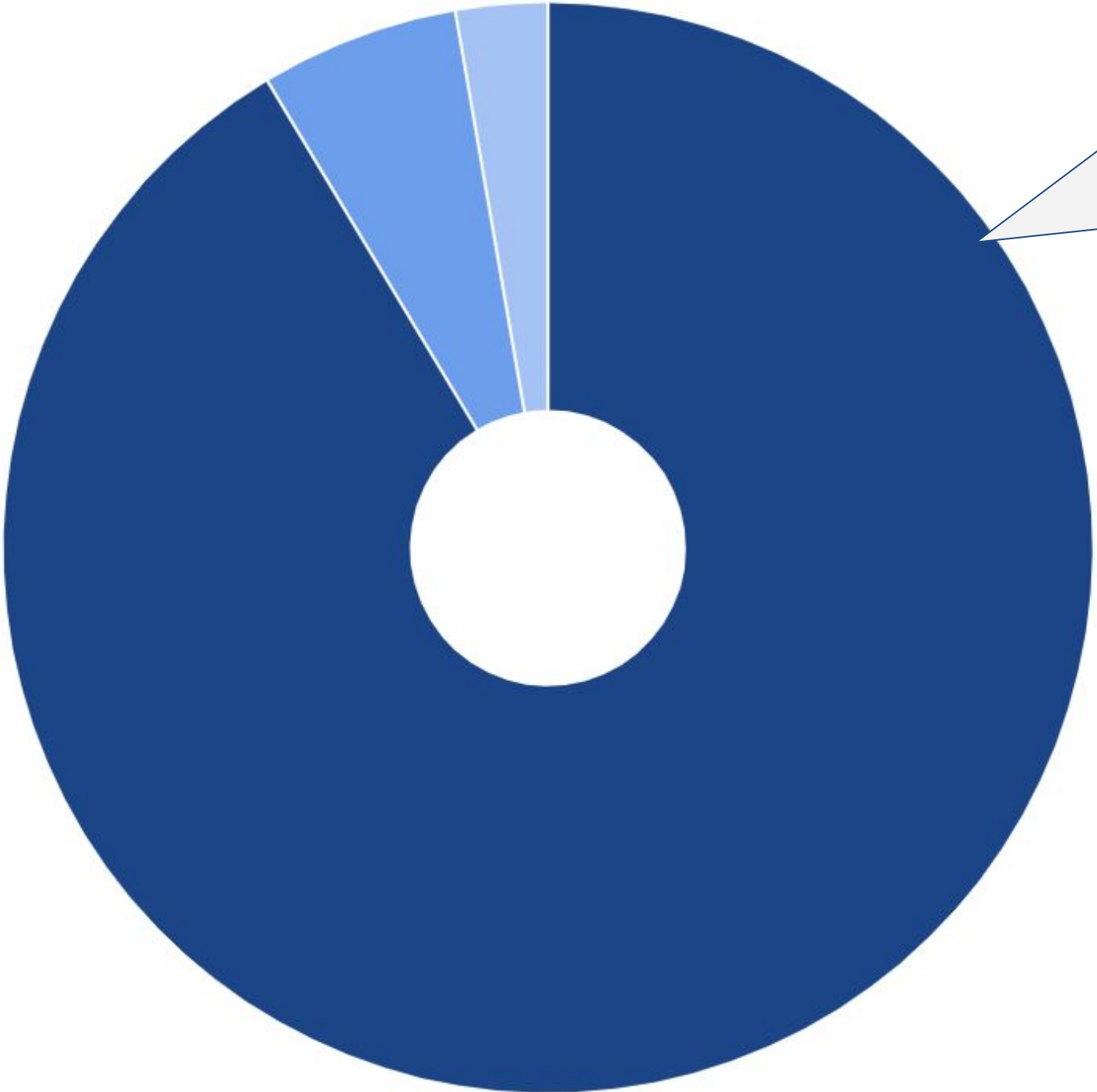
Most important issues include parking, maintaining the City’s aesthetic, and maintaining environmental quality



SURVEY RESULTS: LOOKING FORWARD

We asked: "In 30 years, where would you like to see the City of University Park?"

- The same as it is now, mostly residential
- Trending towards a more urban environment with mixed-use development
- Other



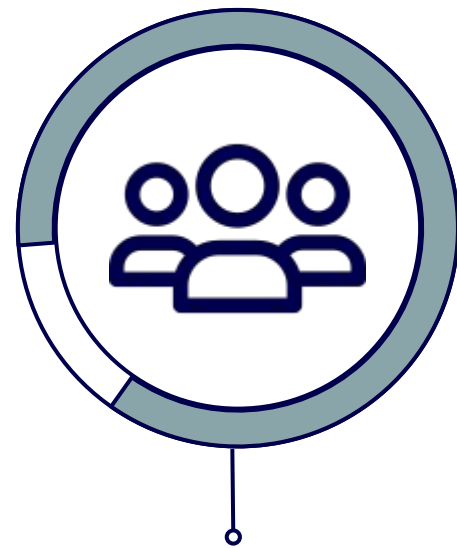
A majority of residents are pleased with the City as it is now, mostly residential

REVIEW OF NOV. 2020 TOWN HALL

- Included a welcome video and a 33-slide exhibit informing viewers about the project
- Unveiled 10 “Focus Areas” that the Master Plan Committee would explore
- Interactive dot voting and mapping exercises
- Comments and feedback encouraged

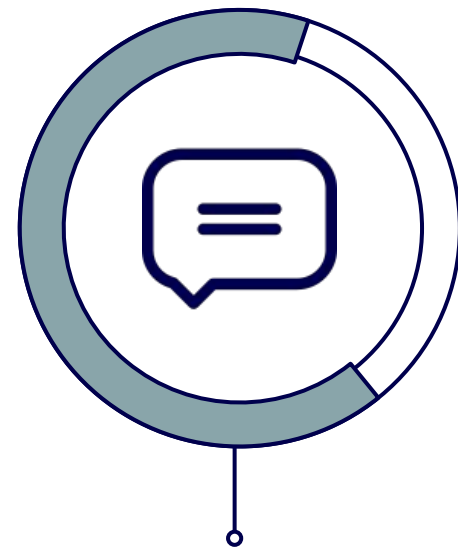


ENGAGEMENT AND PARTICIPATION



1,086

TOWN HALL VISITORS



644

COMMENTS AND
VOTES ON THE
MAPPING EXERCISE

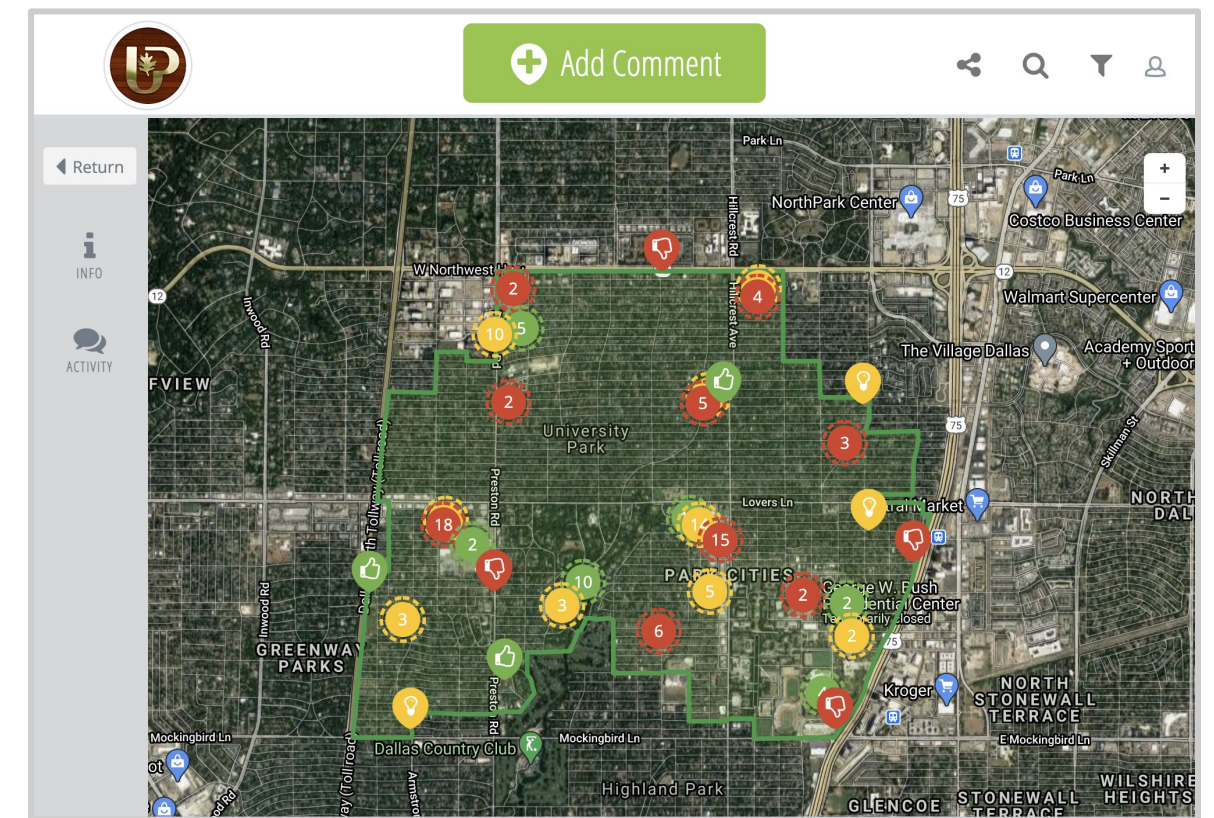


1,078

VOTES CAST IN THE
FOCUS AREA VOTING
EXERCISE

LESSONS LEARNED AND DIRECTION FROM THE COMMUNITY

- Most raised issues were transportation, traffic and parking for drivers, walkability/connectivity and safety concerns for pedestrians and cyclists
- Other frequently raised issues were related to aesthetics - concerns about new buildings not meeting standards, as well as a desire to conceal utility lines



THEMES AND GOALS

KEY THEMES EMERGE
FROM PLANNING

DEVELOPING THE PLAN

- Master Plan Committee brought in **80+ citizen volunteers** to work in **10 Focus Groups**
- Intensive meetings were held throughout spring and summer
- Each Focus Group had support from planning team and City staff
- Developed **127 specific goals** for the plan
- Staff review and multiple rounds of MPC review cut and condensed the priorities to **75 goals organized into 5 Themes**

5 THEMES

1. AFFIRMING SENSE OF PLACE
2. ASSURING CONNECTIVITY
3. INNOVATIVE GOVERNANCE
4. TECHNOLOGICAL INTEGRATION
5. PREPARING FOR THE FUTURE

THEME: AFFIRMING SENSE OF PLACE

Sample Goals:

- Establish tree ordinance to protect mature and healthy trees
- Explore opportunities to bury utility lines (where feasible)
- Update security protocols for City facilities while maintaining welcoming atmosphere

Current Goals: **26**

5 up for further review at the Town Hall



THEME: ASSURING CONNECTIVITY

Sample Goals:

- Develop a comprehensive, multi-faceted approach to parking management using future-focused technology
- Park Connectivity Program for Trails
- Explore walkability/bike scoring for the City of University Park

Current Goals: 9



THEME: INNOVATIVE GOVERNANCE

Sample Goals:

- Create a civic foundation to allow for resident-led funding of City departments or projects
- Develop a more formal framework for communication between SMU, HPISD, and the City
- Continue with design and implementation of stormwater management plans

Current Goals: **15**



THEME: TECHNOLOGICAL INTEGRATION

Sample Goals:

- Be a leader in using specific innovative technologies to support public safety and emergency services (license plate readers and intersection cameras)
- Implement new technologies for water meters and use data to enhance operations and protect resident properties
- Work with city IT department to continually upgrade security of city computer systems, and develop a model program to test roundabout viability as a way to reduce congestion

Current Goals: **10**

1 up for further review at the Town Hall



THEME: PREPARING FOR THE FUTURE

Sample Goals:

- Develop regulations to govern public and private drone use
- Have all city buildings reach net zero energy usage
- Create a local ordinance to protect citizen data privacy
- Pilot program to convert City vehicles to electric
- Explore Hotel Occupancy Tax and PID to make improvements in the City's key commercial areas

Current goals: **15**

1 up for further review at the Town Hall

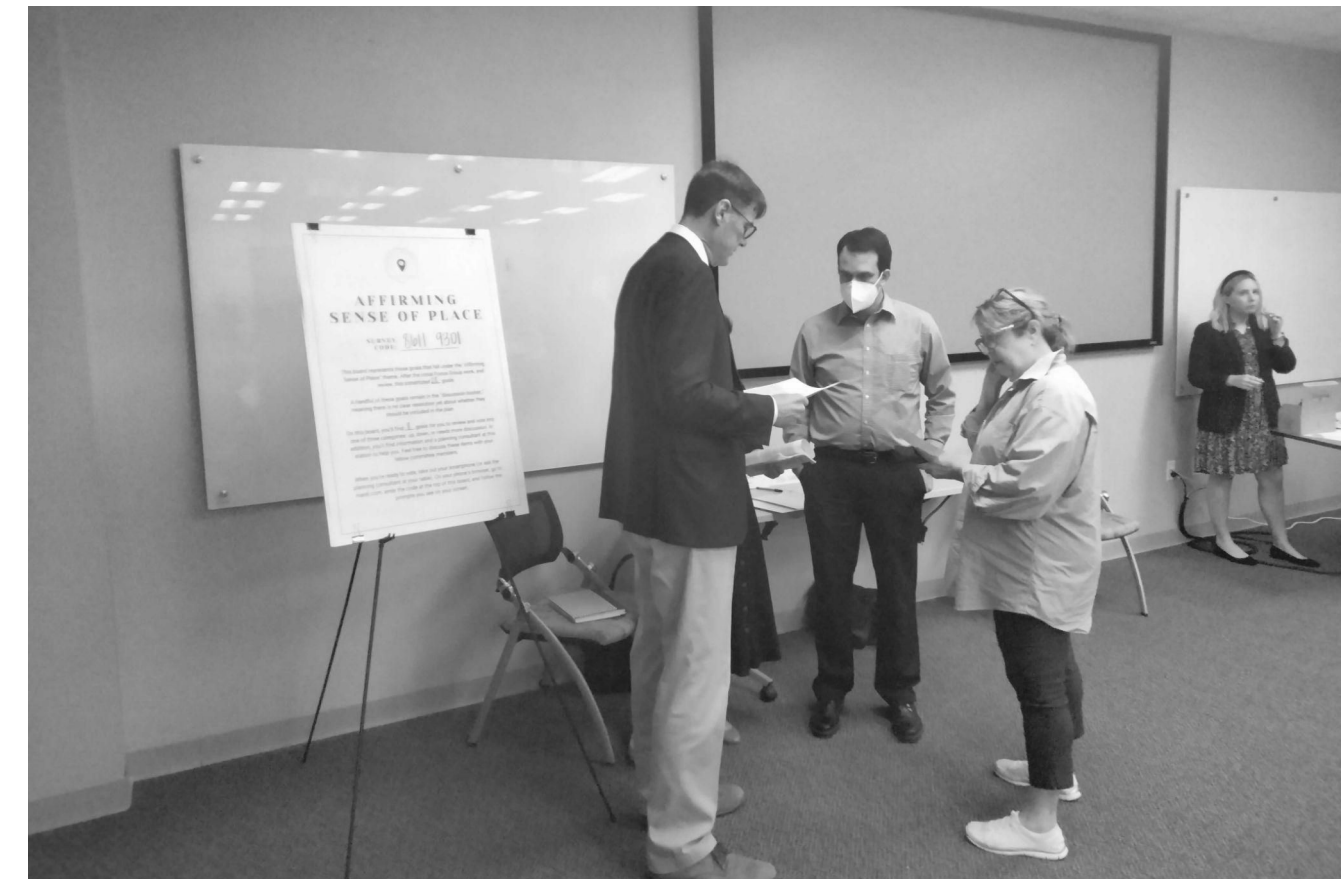


TOWN HALL

SCHEDULED FOR
NOV. 17

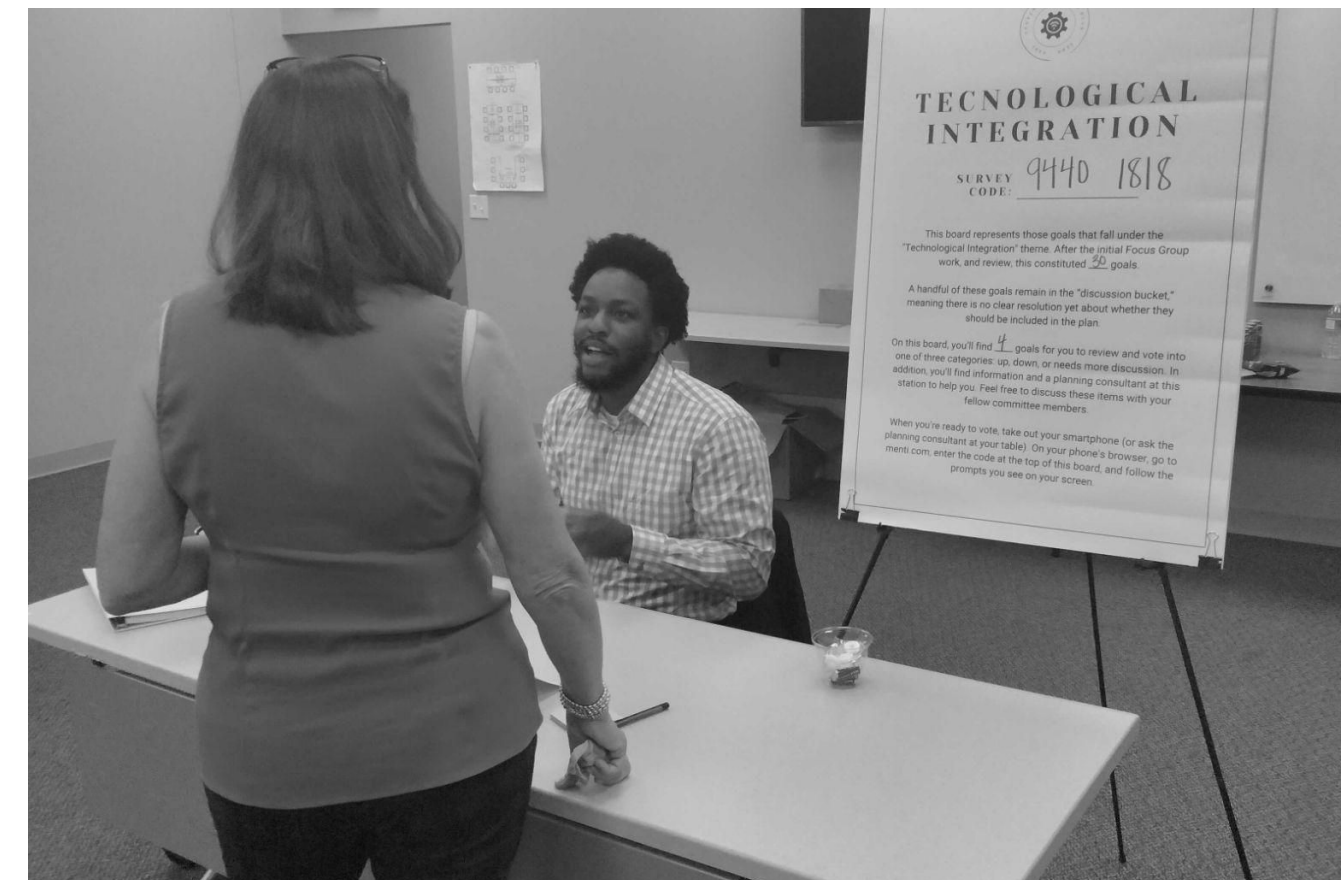
OBJECTIVES FOR TOWN HALL

- Report back to community on progress and direction
- Another opportunity for general comment
- Seeking specific feedback from citizens about a handful of specifics



TOWN HALL OVERVIEW

- Education “stations” for each theme, including visual aides and a full list of goals
- Interactive voting and exercise to get feedback on undecided goals - available digitally or on paper
- Opportunities for citizens to make comments on any part of the process



GOALS UP FOR FURTHER REVIEW

1. Adopt a heritage tree ordinance to protect mature trees
2. Establish a Dog Park for Leash-Free Dog Walking
3. Consider a zoning change to address landscaping in front yards
4. Maintain the look and feel of the entirety of University Park
5. Hire a University Park Police Department Officer who will Focus on Mitigating the Devastating Effects that Substance Abuse can have on the University Park Community
6. Use technologies such as Surveillance Cameras and License Plate Readers to Support Public Safety in Investigating, and Resolving Accidents at Signalized Intersections
7. Harvest Rainwater and Runoff Water Collected in Underground Storage Tanks at Caruth Park for Irrigation of City Parks and Playing Fields

NEXT STEPS

MOVING
FORWARD

NEXT STEPS

November 17 • Town Hall to consider draft plan

Jan/Feb 2022 • Committee considers Town Hall results and tweaks plan

March 2022 • Final MPC review and presentation to P&Z

Spring 2022 • More opportunities for public comment with local leaders and on website

April 2022 • Presentation of plan to Council

DON'T HESITATE TO REACH OUT

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