

UNIVERSITY

CROSSING

ANNUAL MEETING 2020

JUNE 12, 2020

UNIVERSITY CROSSING PUBLIC IMPROVEMENT DISTRICT (UCPID) BOARD OF DIRECTORS

- Matt Omundson – GlenStar Properties
 - Brad Cheves – SMU
 - Larry Walton – The Highland Residences
 - Paul Ward – SMU
 - Margaret DiFrancesco – Public Service Plumbers
 - Andrea Sanders – Oncor
 - Brent Halvorson – Shelby Residences
 - Lawrence Ward - Oncor
 - Julia Hart – GlenStar Properties
 - Jared Williams – The Beeman Hotel
 - Erin McKool – Start Restaurant
 - Kristin Munson- The Highland Residences
 - Janice Chilton- Convexity
 - Brett Gerig (w/Missy Castaneda as Proxy) – Waterton Group
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**2019 - 2020
HIGHLIGHTS**

HIGHLIGHTS FROM 2019-2020

PUBLIC SAFETY Programs:

- Crime Reduction through the Expanded Neighborhood Patrol Program (ENP)
- Community Engagement through the *Lunch & Learn Program & Crime Prevention Through Environmental Design (CPTED) Program*
- Developing VIP Bike Patrol Program



HIGHLIGHTS FROM 2019-2020

CAPITAL IMPROVEMENT PROJECTS:

- **Pedestrian Lighting (University Crossing Trail)** - After Consulting with City of Dallas, Park & Rec. Dept., Jacob's Consulting Completed the *Design Plan & Cost Estimate* for this project
 - Funded the Public Mural in Glencoe Park
 - Installed Way-Finder Signs along the University Crossing Trail
 - Repainting Pedestrian Crosswalks (Strategic Locations)
 - Advocated for Implementation of the *Mockingbird Pedestrian & Bicycle Study*
 - Funded Renovation of "Birth II" Sculpture for installation along the University Crossing Trail (**Donated by *GlenStar Properties***)
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HIGHLIGHTS FROM 2019-2020

CAPITAL IMPROVEMENT PROJECTS (Continued):

- Installed “Pocket Park” across from the future site of the “*Birth II*” Sculpture
 - Installed “Rest Area” in Glencoe Park
-

HIGHLIGHTS FROM 2019-2020

MAINTENANCE PROGRAMS:

- Continued maintenance along:
 - Mockingbird Ln.
 - SMU Blvd.
 - The University Crossing Trail
 - US75 (Access Road)
 - Conducted Community Advocacy – Resulting in Cleaner Community
-

HIGHLIGHTS FROM 2019-2020

COMMUNICATION AND CULTURAL PROGRAMS:

- Maintain www.universitycrossing.com
 - Continued *Music on Mockingbird* - live musical performances supported with collaboration from the UCPID, SMU Meadows School of the Arts and Mockingbird Station
 - Partnered with SMU to develop the *University Crossing Culture-led Regeneration Project* (UCCRP) along the University Crossing Trail
-

HIGHLIGHTS FROM 2019-2020

SERVICE PLAN (2020):

- The University Crossing Public Improvement District (UCPID) Developed a Service Plan to support our many projects
-

**2019 - 2020
PUBLIC SAFETY
PROGRAMS**

EXPANDED NEIGHBORHOOD PATROL PROGRAM

- **Expanded Neighborhood Patrol Program (ENP)**– The UCPID Contracts with the Dallas Police Department (DPD) to hire off-duty Police Officers to Patrol our Community
 - Patrols occur Seven (7) Days a Week – With Extended Hours over the Weekend
 - These ENP Officers utilize a *Proactive* and *Community-Based* Policing mode
 - This quote exemplifies the dedication of the ENP Officers ***“[I] decided to head to 7-11 to make sure they were safe because I was worried about the safety of a member of the UCPID.”***
 - **Next Steps:** We hope the community will utilize this important program!!!
-

UNIVERSITY CROSSING

Expanded Neighborhood Patrol Program Annual Report Update January 2019 – May 2020

History

The UCPID ENP program launched in September 2014 with a dedicated group of diverse Dallas Police Department officers. Many of the inaugural officers still work the area today.

Purpose

To supplement the Dallas Police Department's on-duty patrols and provide dedicated police services to UCPID in the form of:

- Community policing
- Proactive patrols
- Reduced call response times
- Quality of life enforcement (panhandlers)
- Lunch and Learns
- Crime Prevention Through Environmental Design (CPTED) Inspections

Stats

January 2019 - May 2020					
Calls	Citations	Contacts	Traffic Stops	Arrests	ENP Notifications
911 calls answered	Total number of citations issued	Contacts with citizens	Total Traffic Stops	Total arrests	Total number of notifications/requests received directly from UCPID stakeholders
1035	278	7999	491	183	675

Highlights

Officers have made significant arrests of suspects committing crimes in the UCPID area or had active warrants for their arrest. Officers also monitor roadways for panhandlers, answer calls for service, and interact with the stakeholders of UCPID. Many stakeholders and officers have built and maintained collaborative relationships that have assisted in the apprehension of suspects. The UCPID ENP Program serves as an exemplary example of law enforcement working together with community stakeholders to ensure the safety of all!

IF YOU SEE SOMETHING, SAY SOMETHING!

Please email info@universitycrossing.com if you are interested in scheduling a "Lunch and Learn" or a Security Inspection for your property/business.

LUNCH & LEARN EDUCATIONAL PROGRAM

- The UCPID hosts *Lunch & Learn* programs upon request – The UCPID Executive Director and an ENP Officer will meet with a Community Stakeholder and/or their groups to discuss security “best practices” (NOTE: The UCPID can set-up a virtual meeting via the ZOOM platform).
- The *Lunch & Learn* will focus on:
 - When to Call 911
 - Concerns about Homelessness; and
 - Situational Awareness; etc.
- The ENP can also Facilitate *Active Shooter Training*

Schedule a lunch and learn today!

info@universitycrossing.com

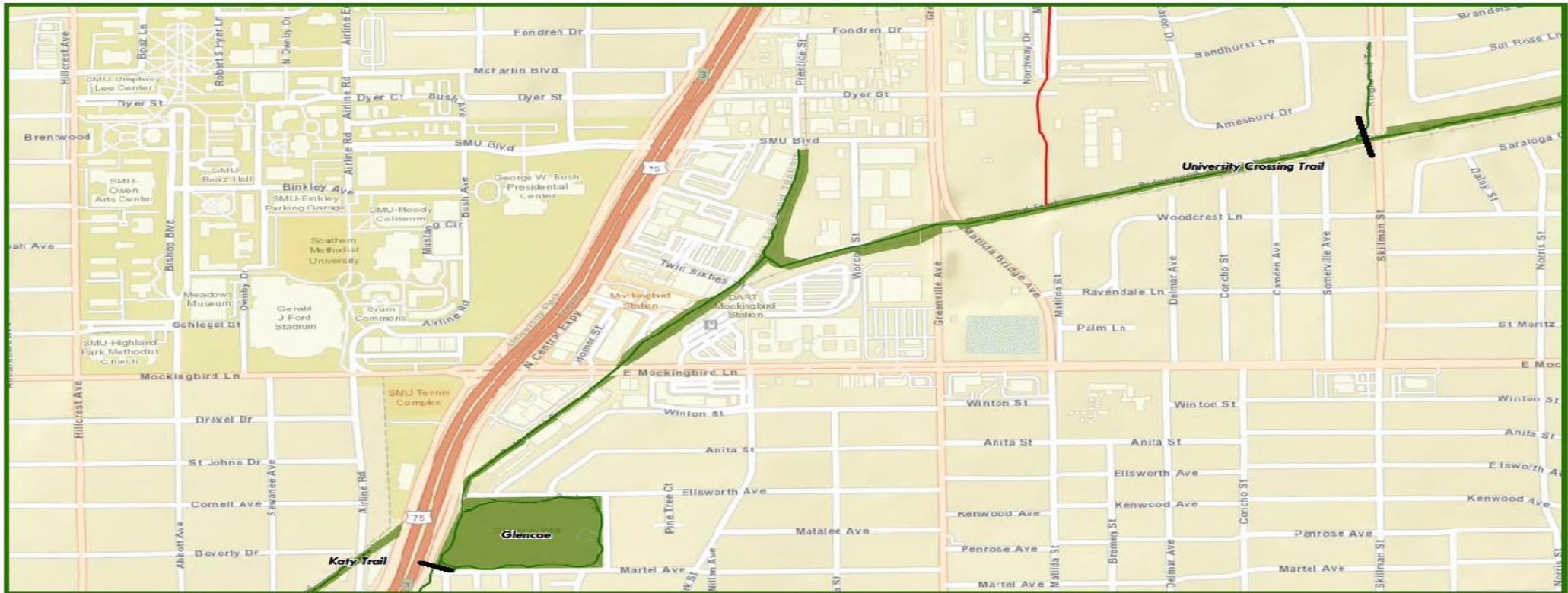
UNIVERSITY CROSSING TRAIL

VOLUNTEER IN PATROL (VIP) BIKE PATROL

- **Program Background:** The Dallas Police Department (DPD) manages a city wide program known as the Volunteer in Patrol (VIP) Program
 - Through the VIP Program – DPD trains neighborhood volunteers to Observe & Report suspicious activity in their communities
 - VIP Results - Where the VIP program has been deployed, DPD has seen a reduction in crime
- **University Crossing Trail (VIP Bike Patrol):** This program is a partnership between DPD, the University Crossing Public Improvement District (UCPID), and Mockingbird Station. Each party brings something unique to the partnership:
 - DPD's Role: DPD trains volunteers in the VIP Program and only those certified in the program can participate in the VIP Patrol
 - UCPID's Role: The UCPID has purchased two (2) bikes, with accompanying equipment, for use in the VIP Bike Patrol
 - Mockingbird Station's Role: Mockingbird Station has agreed to store the bikes on their premises, which allows volunteers easy access to the trail

Next Steps: In the summer of 2020 this program will begin. When deployed – We hope to create an even safer environment for our community!

UNIVERSITY CROSSING TRAIL (UCT) MAP (SCOPE OF VIP BIKE PATROL)



0 205 410 820 1,230 1,640 Feet

**University Crossing Trail
(Glencoe Park to Skillman Street)**



CD
14

November 15, 2018

UNIVERSITY CROSSING VIP BIKES



**2019 – 2020
CAPITAL
IMPROVEMENT
PROJECTS**

PEDESTRIAN LIGHTING (ALONG THE UNIVERSITY CROSSING TRAIL)

- In March 2020 – After extensive feedback from City of Dallas, Park & Rec. - Jacobs Consulting Completed the *Design Plan & Cost Estimate* for this Project
- **The Design Plan calls for the following:**
 - Light Fixtures from Glencoe Park (near Martel) to SMU Blvd.
 - Light Fixtures form the “Red Line” Bridge, above the DART line, heading east to the Greenville Ave. & Matilda Bridges
 - From Matilda Bridge to Skillman (Phase 1 Completed): *Oncor has install light fixtures on existing light poles, located along the trail (NOTE: Oncor installed these light fixtures at NO COST, and the City of Dallas is paying the electricity cost. The UCPID wants to thank Oncor for this generous service!)*
 - **Estimated Cost of Project:** \$1,000,000

THE UNIVERSITY CROSSING TRAIL PEDESTRIAN LIGHTING PROJECT (FUNDING)

- Now that the Design Plan & Cost Estimate are Complete – *The UCPID will need to Fund the Project!*
 - **Background:** In 2017 – The North Texas Council of Governments (NTCOG) awarded the UCPID a reimbursement grant to fund pedestrian lighting along the *University Crossing Trail (Note: The UCPID will fully fund the project, but under the grant, the UCPID will receive an 80% reimbursement up to approximately \$870,000).*
 - **Background:** The UCPID is partnering with Dallas Park & Rec. to develop a **Funding Agreement** to install the pedestrian lighting
 - **Background:** In 2018 - The UCPID met with TXDOT, Park & Rec., and other Community Stakeholder to discuss implementation
 - **Next Steps:** In 2020 - The UCPID will execute a **Funding Agreement** with Park & Rec. which will enable us to begin installation of the lighting
-

PEDESTRIAN LIGHTING (PROPOSED AREA)

KATY TRAIL EXTENSION ENHANCEMENT CONCEPT PLANS - KEYMAP



GLENCOE PARK – MURAL

- The University Crossing Public Improvement District (UCPID) is proud to fund the mural in Glencoe Park



UNIVERSITY CROSSING TRAIL (UCT) WAY-FINDER SIGNS

- The University Crossing Public Improvement District (UCPID) installed seven (7) *Way-Finder Signs* along the UCT
 - The signs were installed at the following locations:
 - Glencoe Park
 - The Highland Hotel & Residences
 - Mockingbird Station
 - The Crossing Apartment & Business Complex
 - SMU – Robson & Lindley Aquatics Center
 - University Park – Municipal Center
 - Skillman Blvd.
 - **Next Steps:** Enjoy the signs!!!
-

UNIVERSITY CROSSING TRAIL (WAY-FINDER SIGN DESIGN)



REPAINTING PEDESTRIAN CROSSWALKS

- To promote pedestrian safety - The UCPID repainted three (3) Pedestrian Crosswalks in our community
 - The Intersections include:
 - **Mockingbird Lane & Matilda Ave.**
 - **Mockingbird Lane & Mockingbird Station**
 - **Worcolo & University Crossing Trail (UCT)**
 - These intersections were chosen because of the high pedestrian traffic
 - **Next Steps:** The UCPID will continue to monitor crosswalks in our community to help ensure pedestrian safety!!!
-

REPAINTED CROSSWALKS (WORCOLA, MOCKINGBIRD STATION, MATILDA)



MOCKINGBIRD PEDESTRIAN & BICYCLE STUDY

- Under the City of Dallas' 2017 Bond Package - Improvements outlined in the *Mockingbird Pedestrian & Bicycle Study* are designated for funding
 - In addition to the City of Dallas, TXDOT and the NCTCOG have also pledged to help fund these improvements
 - TXDOT has already begun implementing improvements from the *Mockingbird Pedestrian & Bicycle Study* (TXDOT's improvements can be found at the intersection of Mockingbird Ln. & US75 in the form of new pedestrian crossings!)
 - **Next Steps:** The UCPID is working closely with the City of Dallas to help facilitate this project. If helpful, we will host community engagement meetings to ensure the public is informed.
-

LET'S WELCOME THE "*BIRTH II*" SCULPTURE IN 2020

- **Background:** For decades, this sculpture was located in front of the Energy Square II Building - near the Lovers Lane DART Stop
 - **Generous Donation:** *GlenStar Properties*, who own and manage Energy Square & the Meadows Building, offered to donate this sculpture for use along the University Crossing Trail (Our community is very grateful for this generous donation!!!)
 - **Renovation Update:** Throughout 2020 - A local Art Conservator has been developing a new base for the sculpture, as well as, treating it for future use
 - **The Sculpture's New Home:** The Highland Hotel & Residences have generously offered to give the sculpture a new home – *The new home will be next to the **University Crossing Trail** & just south of the pedestrian bridge over Mockingbird Lane*
 - **Next Steps:** The sculpture will be installed at its new home where it will be repainted.
-

**THE BIRTH II SCULPTURE!
(NEAR THE HIGHLAND HOTEL & RESIDENCES)**



**NEW "POCKET PARK"
(ACROSS FROM THE BIRTH II SCULPTURE)**



GLENCOE PARK (NEW REST AREA)



**2019 – 2020
MAINTENANCE
PROGRAMS**

MAINTENANCE PLAN (MOCKINGBIRD LANE)

- The UCPID contracts with the landscape company, Green2B, to maintain Mockingbird Lane (Maintenance starts west of US75 (near the CVS) and continues east to Matilda)
 - Green2B strives to keep the UCPID portion of Mockingbird Lane free of trash, debris, and weeds and also trims the medians on a regular basis
 - Green2B also maintains portions of the US75 Access Road - Along southbound US75 near Mockingbird Lane
 - **Repainting Planters:** In 2020, the UCPID repainted six (6) planters along Mockingbird Lane, between Mockingbird Station & Matilda Ave.
 - **Next Steps:** We plan to continue this Maintenance Plan but welcome any feedback or suggestions
-

MOCKINGBIRD LANE PLANTERS



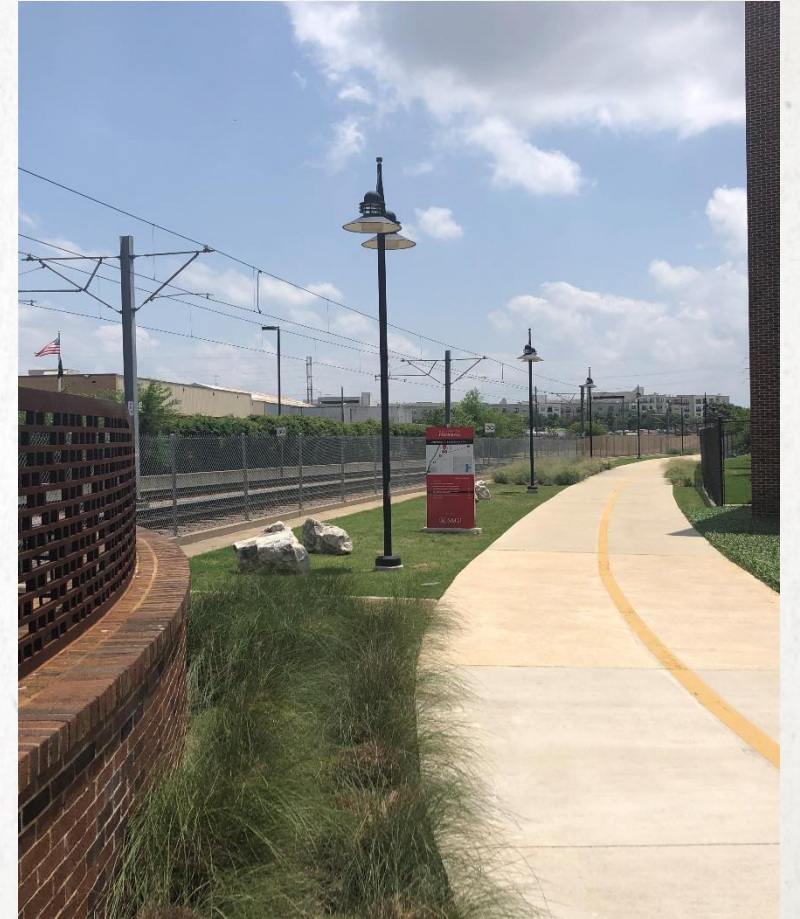
MAINTENANCE PLAN (SMU BLVD.)

- The UCPID contracts with the landscape company, Green2B, to maintain portions of SMU Blvd. (Maintenance is between US75 & Greenville Avenue)
- Green2B is tasked with maintaining SMU Blvd. free from trash and debris and maintain portions of the landscaping – which includes the southside of the sidewalk and the medians
- **Next Steps:** We plan to continue this Maintenance Plan but welcome any feedback or suggestions



MAINTENANCE PLAN (UNIVERSITY CROSSING TRAIL)

- The UCPID contracts with the landscape company, Green2B, to maintain a portion of the University Crossing Trail (UCT) (Maintenance is from SMU Blvd. to Twin Sixties Dr.)
- Green2B is tasked with maintaining the UCT free from trash and debris and maintaining the landscaping – which includes Spanish Grass
- **Next Steps:** We plan to continue this Maintenance Plan but welcome any feedback or suggestions



MAINTENANCE (THROUGH COMMUNITY ADVOCACY)

- In addition to funding Maintenance Programs - The UCPID also acts as an advocate for our community!
- This year, the UCPID partnered with the City of Dallas to clean-up a homeless encampments on public property
- **Next Steps:** Please contact the UCPID if you have concerns about a specific area or property – The UCPID is here to advocate for you!



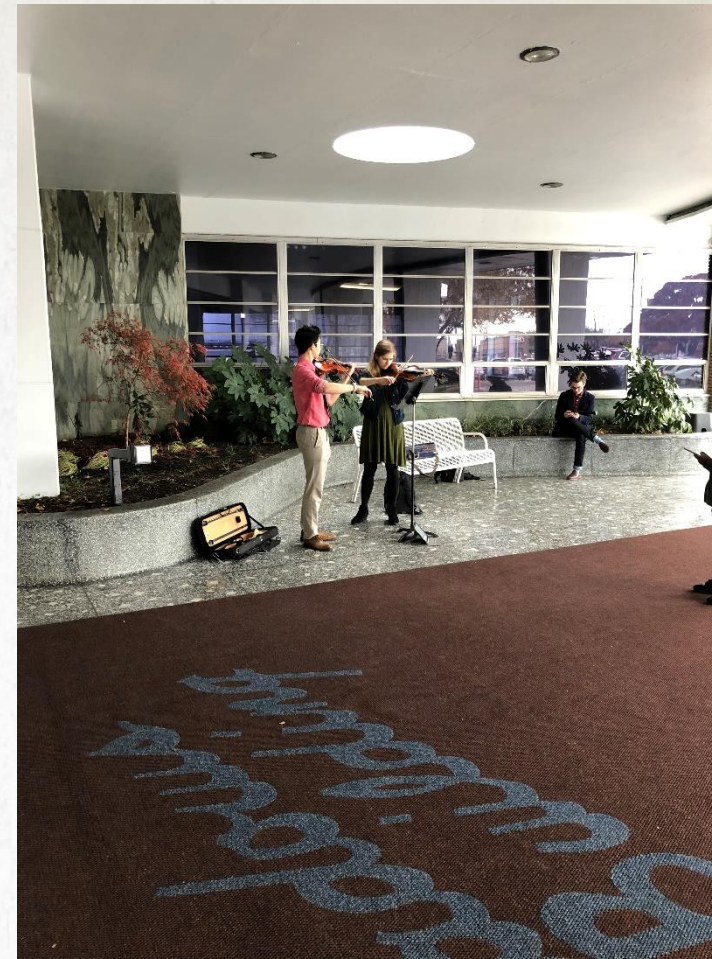
**2019 – 2020
COMMUNICATION
AND CULTURAL
PROGRAMS**

MAINTAINING UNIVERSITY CROSSING WEBSITE (WWW.UNIVERSITYCROSSING.COM)

- Throughout 2019 & 2020- The UCPID maintained its website in an effort to provide citizens with up-to-date information about our community
 - The UCPID encourages citizens to visit our website to find information about:
 - Cultural Programs
 - Sporting Events
 - New Businesses & Restaurants
 - Public Service Announcements
 - **Next Steps:** The UCPID welcomes suggestions to make this website as informative and engaging as possible
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MUSIC ON MOCKINGBIRD & BEYOND

- In a continuation from last year - The *Music on Mockingbird* program is a collaboration between the UCPID, the SMU Meadows School, Bridge the Gap, and Mockingbird Station
- *In 2020* – The live performances were extended to Energy Square & the Meadows Building
- This program provides **live musical performances**, located at Mockingbird Station near the Angelika Movie Theater
- The UCPID is proud to provide a small stipend to these performers - In return our community gets to experience great musical performances!
- **Virtual Performances** – In order to continue to enjoy this program through the coronavirus pandemic – The UCPID worked with local musicians to bring our community virtual performances, which are streamed through Facebook!
- **Next Steps:** Enjoy the Music!!!



UNIVERSITY CROSSING CULTURE-LED REGENERATION PROJECT

- In 2019 – The *University Crossing Public Improvement District* (UCPID), *SMU*, and the *City of Dallas, Office of Cultural Affairs* (Cultural Affairs) began developing a program to transform the *University Crossing Trail* (UCT) into an Art Corridor!
 - Each Partner brings something unique to this project:
 - The UCPID will provide community contacts and possible funding for Temporary & Long-Term Art Projects
 - SMU will analyze public art programs from around the world and provide recommendations to our community
 - SMU will *also* develop a Community Survey (Using the Survey - SMU will provide suggestions for Temporary & Long-Term Art)
 - Cultural Affairs will provide guidance and logistical support
 - **Next Steps:** Through this partnership– In 2019 & 2020 we hope to create an Art Corridor that will enrich the lives of our community!
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2020 SERVICE PLAN

University Crossing Public Improvement District - Five - Year Budget

	2020 Budget	2021 Budget ⁹	2022 Budget ⁹	2023 Budget ⁹	2024 Budget ⁹
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INCOME

Fund balance from previous year ⁸	695,000	566,000	338,225	307,243	294,137
Net assessment revenue	909,000	931,725	955,018	978,894	1,003,366
Reimbursement from NTCOG	640,000	0	0	0	0
Exempt jurisdictions	0	0	0	0	0
Interest on cash balances	3,000	1,500	1,000	1,000	1,000
Other income & contributions	0	0	0	0	0
TOTAL INCOME¹	\$2,244,000	\$1,499,225	\$1,294,243	\$1,287,137	1,298,503

EXPENDITURES

Renewal/Creation Fee	\$15,000				
Security ²	494,000	504,000	514,000	524,000	530,000
Improvements ³	868,000	350,000	160,000	150,000	150,000
Public Area Maintenance ⁴	84,000	86,000	88,000	90,000	92,000
Promotion and Communication ⁵	58,000	59,000	60,000	61,000	62,000
Organization & Administration ⁶	140,000	143,000	146,000	149,000	151,000
Audit & Insurance ⁷	19,000	19,000	19,000	19,000	19,000
TOTAL EXPENDITURES	\$1,678,000	\$1,161,000	\$987,000	\$993,000	\$1,004,000

FUND BALANCE/RESERVES	\$566,000	\$338,225	\$307,243	\$294,137	\$294,503
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UNIVERSITY CROSSING PUBLIC IMPROVEMENT DISTRICT (RENEWAL APPLICATION)

- **CONGRATULATIONS!!!!**
 - On May 27, 2020 the Dallas City Council voted unanimously to renew the UCPID!
 - The Renewal Period is for Seven (7) Years
 - The UCPID wants to thank our community for your tremendous support! Without that support, Renewal would not have been possible!
 - The UCPID also wants to thank Councilmember David Blewett and his staff for their support through this process, without that support the Renewal would not have been possible!
 - **The UCPID recognizes that community support also requires important responsibilities – namely to provide services that improve the quality of life of the citizens we serve – And to that end, the UCPID looks forward to developing projects and programs that will enhance our community!**
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GOALS FOR 2020-2021

- **Support Public Safety:** Utilizing our ENP Program - with an emphasis on community engagement and proactive policing – The UCPID will enhance the safety of our community!
 - **Support Capital Improvements:** With an emphasis on Pedestrian Safety – *Complete projects like: Pedestrian Lighting along the University Crossing Trail (UCT) and develop new projects from our **Greenville Avenue & Katy Trail Enhancement Master Plans***
 - **Support Maintenance Programs:** Enhance the quality of life of our community through vigilant maintenance
 - **Promote our Community:** Highlight local businesses on the web and through social media
 - **Promote the Arts:** To strengthen community identity and engagement by continuing to support the arts through such programs like: ***Music on Mockingbird***, as well as, developing projects from the University Crossing Culture - Led Regeneration Project
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THANK YOU FOR JOINING US!

PLEASE VISIT US @:

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WWW.UNIVERSITYCROSSINGBRIDGE.COM

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