

UNIVERSITY

CROSSING

ANNUAL MEETING 2023

JUNE 12, 2023

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
 - Sarah Buckles– GlenStar Properties
 - Lawrence Ward - Oncor
 - Jared Williams – The Beeman Hotel
 - Erin McKool – (formerly Start Restaurant)
 - Kristin Munson- The Highland Residences
 - Janice Chilton- Convexity
 - Brett Gerig (w/Missy Castaneda as Proxy) – Waterton Group
-

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**2022 - 2023
HIGHLIGHTS**

HIGHLIGHTS FROM 2022-2023

PUBLIC SAFETY Programs:

- Crime Reduction through the **Expanded Neighborhood Patrol Program (ENP)**
 - **In 2022 & 2023**– The UCPID restarted community engagement through the *Lunch & Learn Program* & *Crime Prevention Through Environmental Design (CPTED)* Program
 - Homeless Outreach Program
 - Send Public Service Announcements (PSA) educating the community on homeless outreach
 - Installed *Pollination Garden* at Lovers Ln. DART Station
 - Developed *Art Fence* at Lovers Ln. & US75 (Access Rd.)
 - VIP Bike Patrol Program
-

HIGHLIGHTS FROM 2022-2023

CAPITAL IMPROVEMENT PROJECTS:

- Pedestrian Lighting (University Crossing Trail)
 - Developed a landscape design for a Pollination Garden under the *Greenville Ave. & Matilda St.* bridges
 - Installed a Rest Area under the *Greenville Ave. & Matilda St.* bridges
 - Installed a Decorative Fence under the *Greenville Ave. & Matilda St.* bridges
 - Installed a Rest Area along the *University Crossing Trail* (Between the SMU Blvd. & the Redline Bridge)
 - Partnered with Mockingbird Station to install a mural along the east facing wall and along the pedestrian bridge
 - Installed a new Sculpture and Rest Area along the *University Crossing Trail* (near Premier Place)
 - Installed a new Trail Connection (Between the Highland Hotel & Residences & the UCT)
-

HIGHLIGHTS FROM 2022-2023

CAPITAL IMPROVEMENT PROJECTS (Continued):

- Repainting Pedestrian Crosswalks (Strategic Locations)
 - Partnering with the City of Dallas on implementation of the *Mockingbird Pedestrian & Bicycle Study – Part of the City’s 2017 Bond Package*
 - Partnering with the City of Dallas on implementation of the *Greenville Avenue & Katy Trail Enhancement Master Plans*
 - Partnered with SMU’s *Masters of Design & Innovation* (“MADI”) to develop public space near Matilda St. & Mockingbird Ln.
 - Partnering with City of Dallas, Transportation Dept. to install pedestrian flashers at crosswalks in our community
-

HIGHLIGHTS FROM 2022-2023

MAINTENANCE PROGRAMS:

- Continued maintenance along:
 - Mockingbird Ln.
 - SMU Blvd.
 - The University Crossing Trail
 - The University Crossing Trail (Pedestrian Lighting)
 - US75 (Access Road)
 - Rest Area – Greenville Ave. & Matilda St. Bridges
 - Public Trash Receptacles
 - Conducted Community Advocacy – Resulting in Cleaner Community
-

HIGHLIGHTS FROM 2022-2023

COMMUNICATION AND CULTURAL PROGRAMS:

- Maintain www.universitycrossing.com
 - Maintain social platforms and engage with community (Facebook and Instagram)
 - Partnered with *Mockingbird Station* and *Bridge the Gap* to offer **Music on Mockingbird**
 - Partnered with *Mockingbird Station* and *Bridge the Gap* for a special performance of **Bach in the Subways**
-

HIGHLIGHTS FROM 2022-2023

SERVICE PLAN (2023):

- The University Crossing Public Improvement District (UCPID) Developed a Service Plan to support our many projects.
- Service plan available for review at UniversityCrossing.com or City of Dallas – Economic Development

SERVICE PLAN (2024-Draft):

- The University Crossing Public Improvement District (UCPID) is developing a draft Service to support our projects in 2024.
-

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**2022 - 2023
PUBLIC SAFETY
PROGRAMS**

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PUBLIC SAFETY & HOMELESS OUTREACH

ANNUAL REPORT
JANUARY 2022 - APRIL 2023





THANK YOU

Dear UCPID Board of Directors, Property Owners, and Stakeholders,

We would like to express our appreciation for your support. Since September 2014, you have played a pivotal role in our successes, making UCPID a safer and more inclusive community. Notably, your generous contribution to the homeless outreach program has already produced encouraging results.

We consider it a privilege to be entrusted with the responsibility of the security and well-being of the UCPID.

Together, we have created strong partnerships, developed effective crime prevention strategies, and worked tirelessly to build trust between law enforcement and the community we serve.



THE WHY

PUBLIC SAFETY

Public safety is crucial for the vibrancy of the University Crossing Public Improvement District (UCPID). It fosters a sense of security, attracting and retaining talented individuals, businesses, and investors. By ensuring a safe environment through effective community engagement and law enforcement strategies, the area will remain a desirable destination for employees, students, visitors, and residents, promoting growth and prosperity.

HOMELESS OUTREACH

Homeless outreach is pivotal in connecting those experiencing homelessness with vital services, aiming to reduce their numbers. These outreach efforts establish crucial links to shelter, healthcare, mental health support, substance abuse programs, employment opportunities, and education resources. By empowering individuals with the necessary tools and assistance, outreach initiatives foster hope, dignity, and lasting positive change, breaking the cycle of homelessness.

“ URBAN PLANNING IS ABOUT CREATING PLACES THAT ARE SAFE AND SECURE, WHERE PEOPLE CAN LIVE, WORK, AND INTERACT WITHOUT FEAR. ”

- JANE JACOBS



EXPANDED NEIGHBORHOOD PATROL PROGRAM



Overview

The Expanded Neighborhood Patrol (ENP) program is a valuable initiative that involves off-duty uniformed Dallas PD officers patrolling the UCPID area in marked patrol vehicles. This program offers numerous benefits, including:

- ✓ Patrols conducted seven days a week for enhanced security coverage.

- ✓ Substantially reduced response times, ensuring quick assistance in case of emergencies.
- ✓ Regular interactions and collaborations with local businesses, fostering strong business-community relationships.
- ✓ Effective information sharing and coordination with other law enforcement agencies such as SMU PD, DART PD, and University Park PD.
- ✓ Promotes crucial community engagement, bridging the gap between citizens and law enforcement.
- ✓ Proactive patrols to deter crime and enhance overall safety in the neighborhood.



ENP BY THE NUMBERS

JANUARY 2022 - APRIL 2023



844

CALLS FOR SERVICE
911 calls answered and
resolved by ENP officers

8,869

BUSINESS CONTACTS
Proactive engagements
with businesses and
employees



1,888

ENP NOTIFICATIONS
Direct requests from UCPID
stakeholders (concerns,
general inquiries, etc.)





HOMELESS OUTREACH PROGRAM

Overview

The UCPID homeless outreach program is a comprehensive initiative aimed at assisting and supporting individuals experiencing homelessness. It involves a team of dedicated professionals who actively engage with homeless individuals on a weekly basis. By actively reaching out to homeless individuals and addressing their immediate needs, this program helps improve their overall well-being, increase their chances of transitioning out of homelessness, and foster community integration. Additional benefits include:

- ✓ Increased access to basic needs such as food, shelter, and clothing.
- ✓ Enhanced physical and mental health support for homeless individuals.
- ✓ Substance abuse counseling and treatment services.
- ✓ Linkages to other social services and resources.
- ✓ Strengthened community engagement and collaboration.
- ✓ Enhanced public safety and community well-being.
- ✓ Increased opportunities for homeless individuals to regain stability and reintegrate into society.

HOMELESS OUTREACH BY THE NUMBERS

JANUARY 2022 - APRIL 2023

8

HOURS OF OUTREACH ENGAGEMENTS PER WEEK

A team of outreach and security professionals seek out opportunities to engage with and offer services to individuals experiencing homelessness



221

INDIVIDUALS ENGAGED
Meaningful engagements with individuals experiencing homelessness

72

INDIVIDUALS SLEEPING*

Observed sleeping within the boundaries of the UCPID area

*Included in the total number of individuals engaged.



23

PANHANDLERS ENGAGED**
Engagement of individuals panhandling at major intersections

**January 2023 - April 2023



LUNCH AND LEARN PROGRAM

Overview

Lunch and learn opportunities focusing on public safety topics provide a convenient and informative way for individuals to expand their knowledge and awareness of key safety issues. These sessions are typically held during lunch breaks, allowing participants to learn while enjoying their meal. Here are the benefits of lunch and learn opportunities on public safety topics:

- ✓ Convenient and time-efficient learning.
- ✓ Increased awareness of public safety issues.
- ✓ Practical tips and strategies for personal safety.
- ✓ Professional development for those in public safety fields.
- ✓ Networking and collaboration opportunities.
- ✓ Empowerment and confidence in emergency situations.
- ✓ Engagement through interactive discussions.

To gather additional information or arrange your lunch and learn session, please send an email to info@universitycrossing.com.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Overview

CPTED (Crime Prevention Through Environmental Design) is an approach that uses design principles to reduce crime and increase safety. A CPTED survey has several benefits, including:

- ✓ Increased security by identifying vulnerabilities and improving physical environments.
- ✓ Lowered crime rates through targeted improvements and deterrent measures.
- ✓ Improved community safety, fostering a sense of security and engagement.
- ✓ Cost-effective solutions that focus on environmental changes rather than expensive security measures.
- ✓ Collaboration among community members, law enforcement, and stakeholders.
- ✓ Long-lasting impact by creating sustainable changes to prevent future crime.

To gather additional information or arrange a CPTED survey, please send an email to info@universitycrossing.com.

**THE UCPID'S TREMENDOUS
*HOMELESS OUTREACH TEAM!!!***



PUBLIC SAFETY
IF YOU SEE SOMETHING – SAY SOMETHING

IF YOU SEE SOMETHING...

SAY SOMETHING

@universitycrossingdallas
@UnivCrossing
universitycrossing.com

Call 911 to report suspicious activity

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DART - LOVERS LN. *POLLINATION GARDEN*

- In the spring of 2023 – The UCPID partnered with DART to install a *Pollination Garden* at the Lovers Ln. DART Station.
 - Under the partnership – The UCPID and DART evenly split the cost of the *Pollination Garden*.
 - Pollination Garden – The flowers planted in this garden will attract bees and butterflies.
 - The purpose of this garden is two-fold: 1) to discourage panhandling in the area; and 2) create a beautiful space that had been previously ignored.
 - **Next Steps: Enjoy the beautiful new garden!**
-

LOVERS LN. – *BEFORE PLANTING*



LOVERS LN. – *BEFORE PLANTING*



LOVERS LN. – *BEFORE PLANTING*



LOVERS LN. - *AFTER PLANTING*



LOVERS LN. – AFTER PLANTING



LOVERS LN. – *AFTER PLANTING*



LOVERS LN. – *AFTER PLANTING*



ART FENCE

LOVERS LN. & US75 (ACCESS RD.)

- In spring of 2023 – The UCPID approved funding for the installation of a new Art Fence at the intersection of Lovers Ln. & US75 (Access Rd.)
 - The UCPID has commissioned the artist, Michael VanEnter, to install a fence which replicates the fence he installed along the University Crossing Trail (UCT).
 - The existing chain linking fence, that sits on the southeast corner of this intersection, will be replaced by an Art Fence.
 - The purpose of this Art Fence is two-fold: 1) continue to discourage panhandling at this intersection; and 2) add a colorful and vibrant piece of art to a space that had been previously ignored.
 - **Next Steps: Enjoy the new art!**
-

ART FENCE
LOVERS LN. & US75 (ACCESS RD.)
(SAME DESIGN AS THE UCT FENCE)



UNIVERSITY CROSSING TRAIL VOLUNTEER IN PATROL (VIP) BIKE PATROL

- **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: For the summer & fall of 2023 – The UCPID is looking for volunteers to join this program! The more volunteers we have the more successful this program will be!

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



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**2022 - 2023
CAPITAL
IMPROVEMENT
PROJECTS**

PEDESTRIAN LIGHTING PROJECT (BACKGROUND)

- **Background:** In 2017 – The North Texas Council of Governments (NTCOG) awarded the City of Dallas and the UCPID a reimbursement grant to fund pedestrian lighting along the *University Crossing Trail*. *(Note: Under the Funding Agreement, the UCPID will fund approximately 20% of this project, which is close to \$300,000. Additionally, the UCPID will fund certain cost overruns, but the cost has been “capped” at \$750,000. If there are overruns beyond the “capped” amount, with Board approval the UCPID may provide additional funding).*
 - **Background:** The UCPID partnered 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
-

PEDESTRIAN LIGHTING (UNIVERSITY CROSSING TRAIL)

- In the spring of 2023 – The UCPID transmitted its initial payment to begin this project!
 - Based on the UCPID’s Funding Agreement with the City of Dallas, the UCPID transmitted \$275,890.
- *On May 24, 2023 – The Dallas City Council approved this project, paving the way for construction in the summer of 2023!!!*
- **The Construction Document calls for the following:**
 - Light Fixtures from Glencoe Park (near Martel) to Twin Sixties Dr.
 - Light Fixtures from 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!)*
 - **Total Estimated Cost of Project:** \$1,235,000
- **Next Steps:** Installation begins in the summer of 2023, with completion in the fall of 2023!!!

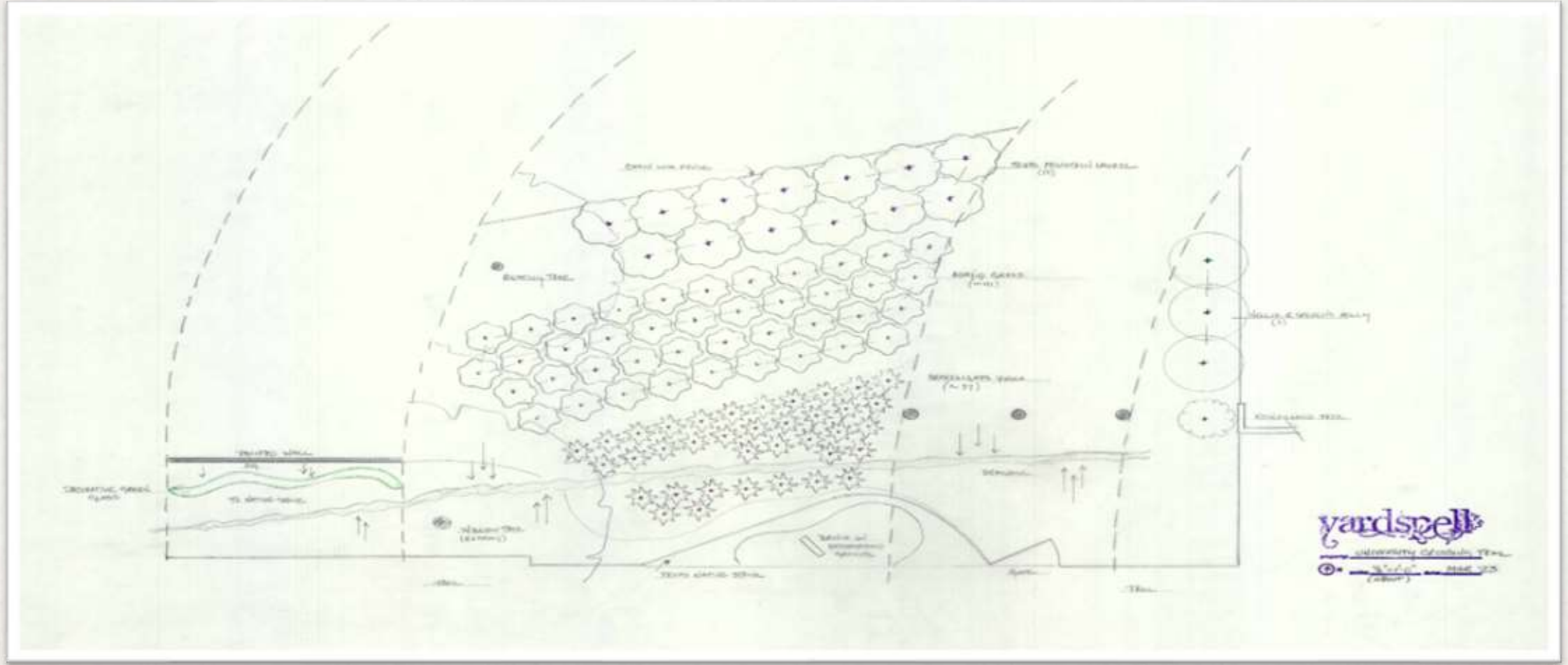
PEDESTRIAN LIGHTING (PROPOSED AREA)



UNIVERSITY CROSSING TRAIL (UCT) POLLINATION PARK

- The University Crossing Public Improvement District (UCPID) is proud to develop and fund the installation of a pollination park, along the UCT!
 - The Pollination Park will be installed underneath the *Greenville Ave. & Matilda St.* bridges.
 - Not only will this park serve as a respite along the trail, but once it is complete, signage will also be installed to educate the public about the importance of pollination parks to our ecosystem!
 - Installation should begin in the summer of 2023.
 - **Next Steps: Enjoy the park!!!**
-

POLLINATION PARK LANDSCAPE DESIGN



UNIVERSITY CROSSING TRAIL (REST AREA)

- The UCPID installed a new Rest Area, along the trail!
 - The Rest Area was installed underneath the *Greenville Ave. & Matilda St.* bridges, on the southside of the trail, and it includes the following:
 - Four (4) benches
 - One (1) Pet Waste Station
 - One (1) Bike Rack
 - One (1) Trash Receptacle
 - The location of this new Rest Area will allow pedestrians to enjoy the new murals and the new pollination park.
 - **Next Steps: Enjoy the new Rest Area!!!**
-

**REST AREA LOCATION
(*BEFORE INSTALLATION*)**



**REST AREA LOCATION
(*BEFORE INSTALLATION*)**



REST AREA LOCATION (*AFTER INSTALLATION*)



**REST AREA LOCATION
(*AFTER INSTALLATION*)**



**REST AREA LOCATION
(*AFTER INSTALLATION*)**



**REST AREA LOCATION
(*AFTER INSTALLATION*)**



UNIVERSITY CROSSING TRAIL (DECORATIVE FENCE)

- In the fall of 2022 - The UCPID installed a new decorative fence, underneath the *Greenville Ave. & Matilda St.* bridges.
 - This new fence will allow the public to better enjoy both the murals and the new pollination park located in this area.
 - **Next Steps: Enjoy the area!!!**
-

**DECORATIVE FENCE
*BEFORE INSTALLATION***



**DECORATIVE FENCE
*BEFORE INSTALLATION***



DECORATIVE FENCE *AFTER INSTALLATION*



DECORATIVE FENCE *AFTER INSTALLATION*



NEW REST AREA (BETWEEN SMU BLVD. & THE REDLINE BRIDGE)

- In 2023 - The UCPID was proud to install a pedestrian Rest Area along the University Crossing Trail, between SMU Blvd. & the Redline Bridge.
 - Before installation of this Rest Area, there was limited public seating available in this area.
 - **Next Steps: Enjoy the trail!**
-

**NEW REST AREA
*BEFORE INSTALLATION***



**NEW REST AREA
*BEFORE INSTALLATION***



NEW REST AREA *AFTER INSTALLATION*



NEW REST AREA *AFTER INSTALLATION*



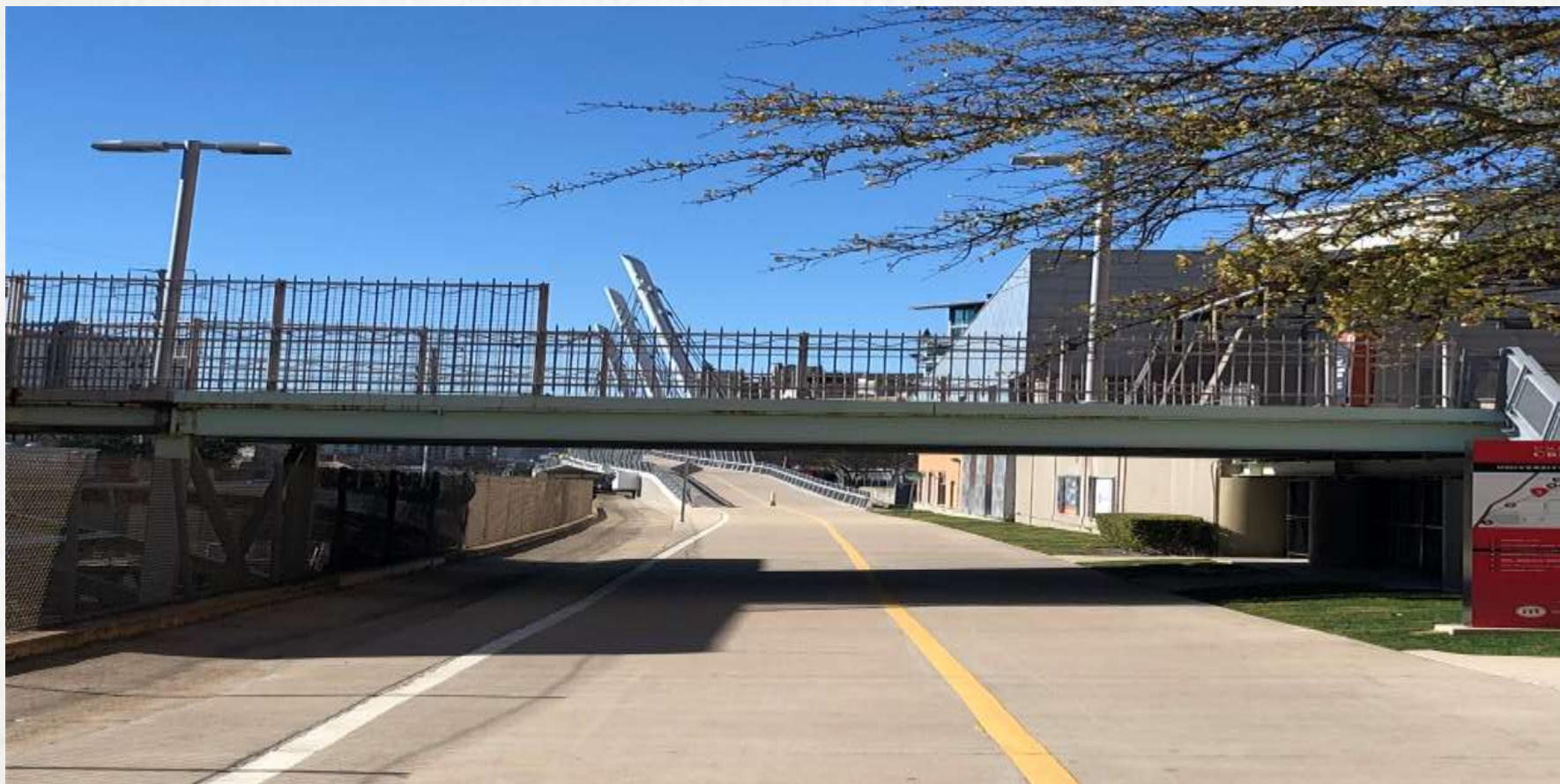
MOCKINGBIRD STATION MURAL (EAST FACING WALL & DART PEDESTRIAN BRIDGE)

- The UCPID was proud to partner with Mockingbird Station to install murals along the east facing wall of Mockingbird Station and the pedestrian bridge linking Mockingbird Station to the DART station.
 - Under this partnership, the UCPID paid 50% of the cost and Mockingbird Station paid 50%.
 - This project would not have been possible without the leadership of Mockingbird Station's Manager, *Annette Eastman*! Thank you for your service!
 - **Next Steps: Enjoy the art!**
-

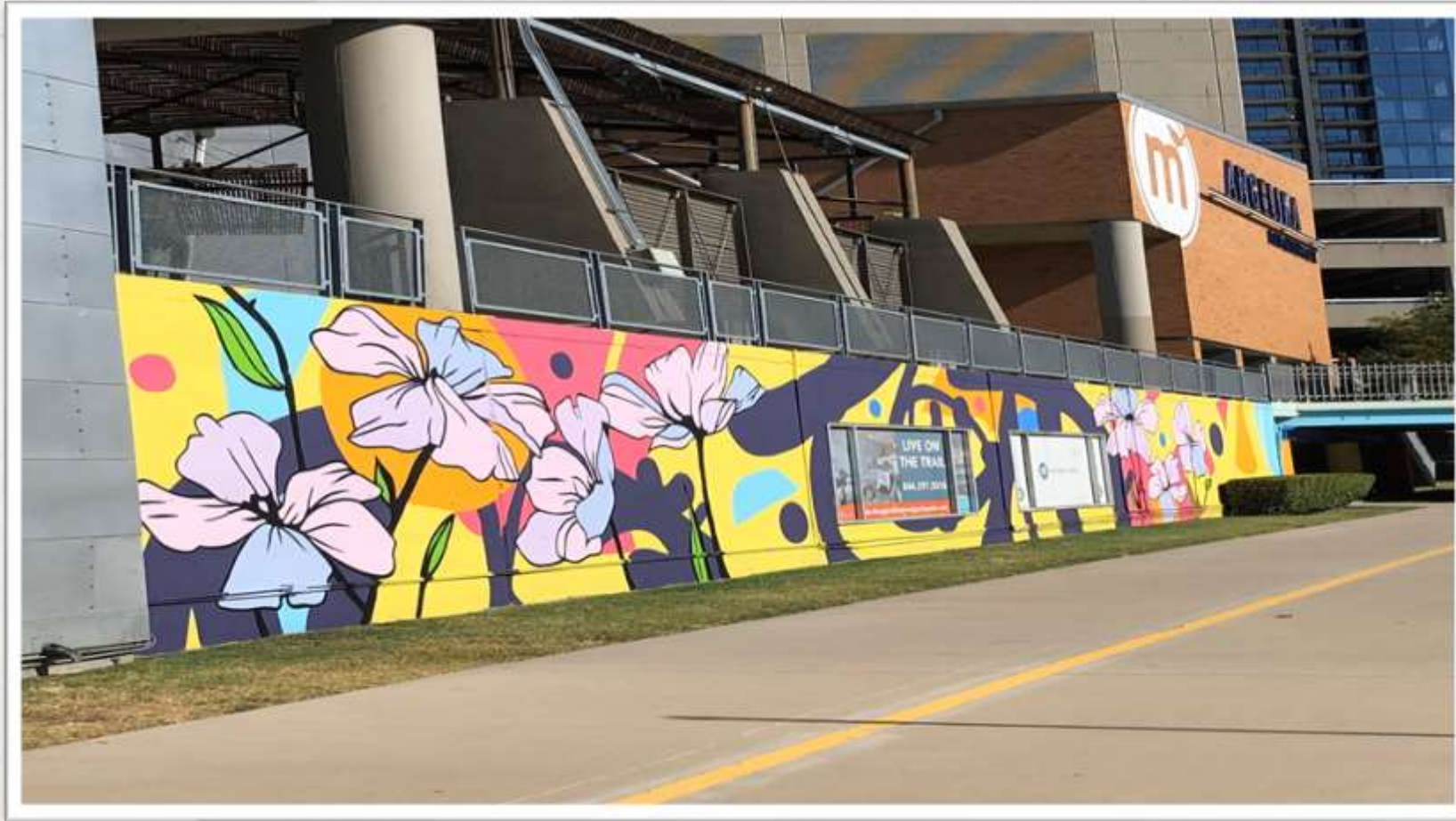
MOCKINGBIRD STATION MURALS ***BEFORE INSTALLATION***



MOCKINGBIRD STATION ***BEFORE INSTALLATION***



MOCKINGBIRD STATION *AFTER INSTALLATION*



MOCKINGBIRD STATION *AFTER INSTALLATION*



NEW SCULPTURE & REST AREA (ALONG THE UNIVERSITY CROSSING TRAIL NEAR PREMIER PLACE)

- In 2022 - The UCPID was proud to partner with community stakeholders to install a new Sculpture & Rest Area along the University Crossing Trail.
 - This project would not be possible without a partnership between the UCPID, Mockingbird Station, and Premier Place. Each partner brought something unique to this project:
 - **Mockingbird Station:** Mockingbird Station generously donated a sculpture, for public use along the University Crossing Trail.
 - **Premier Place:** Premier Place generously donated the land for the new Sculpture and Rest Area, which sits next the University Crossing Trail. (NOTE: This would not have been possible without the leadership of *Lori Martin and Matt Omundson*)!
 - **UCPID:** The UCPID funded the restoration and installation of the Sculpture and the new Rest Area.
 - **Next Steps: Enjoy the New Sculpture & Rest Area!**
-

**NEW SCULPTURE & REST AREA
*BEFORE INSTALLATION***



NEW SCULPTURE & REST AREA *AFTER INSTALLATION*



NEW TRAIL CONNECTION (BETWEEN THE HIGHLAND HOTEL & RESIDENCES & THE UCT)

- In the spring of 2023 – The UCPID was proud to partner with the Highland Property to install a new trail connection. (**NOTE:** A special thank you to *Larry Walton*, without whom this partnership would not have been possible!)
 - Under the partnership – The UCPID and the Highland Property entered into a Cost Sharing Agreement.
 - The new trail connection runs from the Highland Property to the UCT, underneath the pedestrian bridge over Mockingbird Ln.
 - **Next Steps: Enjoy the new connection!**
-

NEW TRAIL CONNECTION *BEFORE INSTALLATION*



NEW TRAIL CONNECTION *AFTER INSTALLATION*



REPAINTING PEDESTRIAN CROSSWALKS

- To promote pedestrian safety - The UCPID repainted two (2) Pedestrian Crosswalks in our community.
 - The Intersections include:
 - **Mockingbird Ln. & Matilda St.**
 - **Mockingbird Ln. & Greenville Ave.**
 - 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
(MOCKINGBIRD LN. & MATILDA; MOCKINGBIRD LN. &
GREENVILLE AVE.)**



MOCKINGBIRD PEDESTRIAN & BICYCLE STUDY

- In October 2022 – The UCPID met with representatives from the City of Dallas, Transportation Dept. (Transportation). During the meeting, the City confirmed its plans to move forward with the improvements outlined in this study.
 - **Background:** Under the City of Dallas’ 2017 Bond Package - Improvements outlined in the *Mockingbird Pedestrian & Bicycle Study* are designated for funding. (**Note:** The improvements are found in the “*US75/Mockingbird/Lovers Lane Pedestrian Improvements*”)
 - **Background:** In addition to the City of Dallas, TXDOT and the NCTCOG have also pledged to help fund these improvements.
 - **Background:** 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:** In 2023 - The UCPID will partner with Transportation to develop a *Funding Agreement*, which will focus on widening and beautifying the sidewalks along Mockingbird Ln, between US75 and Matilda St.
-

GREENVILLE AVENUE & KATY TRAIL ENHANCEMENT MASTER PLANS

- In October 2022– The UCPID met with representatives from the City of Dallas, Transportation Dept. During the meeting, the UCPID shared the *Greenville Avenue & Katy Trail Enhancement Master Plans* (Greenville Ave. Plan), to implement the improvements outlined in the plan.
 - **Background:** In 2016 – The UCPID commissioned the Greenville Ave. Plan, which was developed by Jacobs Consulting (Jacobs).
 - **Background:** The Plan outlines numerous capital improvements along Greenville Ave., including: upgraded sidewalks, additional street lighting, generous tree planting, and beautification to the medians along Greenville Ave.
 - **Background:** The UCPID used the Greenville Ave. Plan to develop the pedestrian lighting along the trail. With implementation of the pedestrian lighting project now underway - The UCPID plans to implement additional recommendations from the Greenville Ave. Plan, with emphasis on improved sidewalks.
 - **Next Steps:** In 2023- The UCPID will partner with the City of Dallas to develop a *Funding Agreement*, which will focus on widening and beautifying the sidewalks along Greenville Ave., between SMU Blvd. & Lovers Ln. Additionally, the UCPID will focus on beautifying the medians, along Greenville Ave., between SMU Blvd. & Lovers. Ln.
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MATILDA LOT (REIMAGING PUBLIC SPACE)

- In December 2022 – SMU’s Masters of Arts & Design Innovation (MADI) presented a proposal to reimagine the “Matilda Lot”, located north of Mockingbird Ln. along Matilda St.
 - MADI’s proposal imagined low impact pedestrian space with rest areas, nature walks, and public art.
 - In March 2023 – The UCPID met with representatives from the City of Dallas, Park & Recreation Dept. (Park & Rec.) and Dallas Water Utility (DWU), to discuss the proposal.
 - DWU owns the property, and they informed the UCPID that they plan to install a new Pump Room on this property. As such, they will not grant the land to Park & Rec., for new park.
 - **Next Steps:** The UCPID plans to work with DWU to utilize available space for a better public purpose, such as sequestration garden.
-

RE-IMAGINING PUBLIC SPACE (MATILDA ST. & MOCKINGBIRD LN.)



PEDESTRIAN “FLASHERS”

- In January 2023 - The UCPID met with the City of Dallas, Dept. of Transportation (Transportation) to discuss installation of pedestrian flashers along the trail.
 - Specifically, the UCPID offered to pay for installation at two (2) locations:
 - Twin Sixties Dr. & the University Crossing Trail (UCT)
 - Worcola St. & the University Crossing Trail (UCT)
 - After assessing both locations, Transportation concluded that a pedestrian flasher at Twin Sixties Dr. is both warranted and doable. Worcola St., however, is more technically challenging because it is next to a DART crossing. As such, that installation is put on hold.
 - **Next Steps: Transportation is developing an installation plan for a pedestrian flasher at Twin Sixties Dr. & the UCT.**
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**2022 - 2023
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)
 - *In 2023 – The UCPID replanted the planters with purple sage & yellow lantana to beautify the streetscape*
 - Green2B also maintains portions of the US75 Access Road - Along southbound US75 near Mockingbird Lane
 - Repainting Planters: In 2023, the UCPID plans to repaint 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 & the DART track).
- 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
 - *The UCPID funds a Porter Service that removes trash and debris from both SMU Blvd. & the UCT.*
- **Next Steps:** We plan to continue this Maintenance Plan but welcome any feedback or suggestions.



MAINTENANCE PLAN (UNIVERSITY CROSSING TRAIL – PEDESTRIAN LIGHTING)

- The UCPID maintains the light fixtures along the UCT, from SMU Blvd. to the “Red Line” Bridge. (Note: This includes eleven (11) light fixtures).
- The UCPID pays the electricity for these eleven (11) light fixtures, and provides maintenance when required. (**Note:** After assuming responsibility for these light fixtures – The UCPID is now able to ensure this portion of the UCT is illumined).
 - *A special acknowledgement to UCPID Board Member, Larry Walton, for walking the trail to monitor these lights!*
- **Next Steps: Enjoy the lighting!!!**

UNIVERSITY CROSSING TRAIL PEDESTRIAN LIGHTING



MAINTENANCE PLAN (US75 ACCESS ROAD)

- The UCPID contracts with the landscape company, Green2B, to maintain a portion of the US75 Access Road (Maintenance is on the southbound side of US75 near Mockingbird Lane)
 - Green2B is tasked with maintaining the Access Road free from trash and debris and maintaining the landscaping
 - **Next Steps:** We plan to continue this Maintenance Plan but welcome any feedback or suggestions!
-

US75 (ACCESS ROAD)



REST AREA

GREENVILLE AVE. & MATILDA ST. BRIDGES

- In 2022- The UCPID installed a new Rest Area underneath the Greenville Ave. & Matilda St. bridges, along the UCT.
 - After installation, the UCPID maintains this area by doing the following:
 - Replanting when necessary (**NOTE:** The UCPID has planted drought resistant plants to better serve the community).
 - Keep the area clean of trash and debris
 - Removing trash from the trash receptacle and the pet waste station
 - **Next Steps:** Enjoy the Rest Area, and let us know if the area is not being maintained to the high standards we strive for!
-

REST AREA- GREENVILLE AVE. & MATILDA ST. BRIDGES



PUBLIC TRASH RECEPTACLES

- After installing public trash receptacles along Mockingbird Ln., SMU Blvd., and University – The UCPID maintains these receptacles to encourage a “culture of clean” in our community.
 - Every week these trash receptacles are emptied by the UCPID’s maintenance team, Green2B, and in the event a receptacle is damaged, the UCPID will replace it.
 - *In 2023 – The UCPID replaced two (2) damaged receptacles to help ensure our community stays clean!*
 - **Next Steps:** Encourage your friends, neighbors and coworkers to use these receptacles. And, if you notice damage to a receptacle, or if it has not been emptied, please notify the UCPID!
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UCPID TRASH RECEPTACLES



MAINTENANCE (THROUGH COMMUNITY ADVOCACY)

- In addition to funding Maintenance Programs - The UCPID also acts as an advocate for our community!
 - This year – The UCPID has filed numerous Service Requests (SR) with the City of Dallas to ensure our community stays clean.
 - *In particular, the UCPID's Homeless Outreach Team has done an outstanding job of notifying the City of Dallas about Homeless Encampments in our community!*
 - **Next Steps:** Please contact the UCPID if you have concerns about a specific area or property – The UCPID is here to advocate for you!
-

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**2022 - 2023
COMMUNICATION
AND CULTURAL
PROGRAMS**

MAINTAINING UNIVERSITY CROSSING WEBSITE (WWW.UNIVERSITYCROSSING.COM)

- Throughout 2022 & 2023- The UCPID maintained its website to provide citizens with up-to-date information about our community. (**NOTE:** In particular, the UCPID wants to acknowledge our Communications Director, Ginger Greenberg, for her outstanding service).
 - 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 will be conducting a thorough update of the site to reflect new businesses that have joined the community!
-

MUSIC ON MOCKINGBIRD

- In 2022 – The UCPID was proud to partner with Mockingbird Station and Bridge the Gap, Chamber Players to resume *Music on Mockingbird!*
 - *Music on Mockingbird* is a program that supports live musical performances two (2) times a month. Each participant in the program brings something unique:
 - Mockingbird Station: Mockingbird Station allows performances in its beautiful pavilion, next to the Angelika Theater.
 - Bridge the Gap, Chamber Players: This is a non-profit group comprised of current and former SMU music students who bring their talent to our community.
 - UCPID: The UCPID funds the performances.
 - **Next Steps:** The UCPID will work to continue this collaboration!
-

BACH IN THE SUBWAYS

- *Bach in the Subways* – During his birth month of March, every year musicians honor the composer Johann Sebastian Bach, by performing his music in subways all over the world,.
 - In 2023 - The UCPID was proud to partner with Bridge the Gap, Chamber Players, Mockingbird Station, and 101.1FM to bring our community *Bach in the Subways!*
 - Each of these partners brought something unique to this program:
 - Mockingbird Station: Mockingbird Station offered its beautiful pavilion near the Angelika Theater.
 - Bridge the Gap, Chamber Players: These musicians performed works by Johann Sebastian Bach.
 - 101.1FM: The classical radio station advertised the event across the metroplex, offered free merchandise, along with food and drinks.
 - UCPID: The UCPID supported this performance by offering to fund the musicians and drinks.
 - **Next Steps: Come out enjoy the program next year!**
-

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**2023 SERVICE
PLAN & 2024
SERVICE PLAN
(DRAFT)**

Exhibit B
University Crossing Public Improvement District
2023-2027 Budget

		%*	2023 Budget	2024 Budget	2025 Budget	2026 Budget	2027 Budget
INCOME	Net assessment revenue		\$1,108,585	\$1,079,626	\$1,101,218	\$1,123,022	\$1,145,482
	Interest on cash balances		\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
	Reserve carry over		\$1,500,000	\$1,500	\$3,664	\$3,664	\$3,664
	TOTAL INCOME ¹		\$2,610,085	\$1,082,626	\$1,106,382	\$1,128,186	\$1,150,646
EXPENDITURES	Security ²	16%	\$417,642	\$358,934	\$336,328	\$341,778	\$294,774
	Improvements ³	74%	\$1,939,878	\$501,642	\$559,078	\$589,586	\$665,249
	Public Area Maintenance ⁴	3%	\$71,100	\$61,624	\$58,444	\$55,028	\$52,761
	Promotion and Communication ⁵	2%	\$47,774	\$41,082	\$38,595	\$37,059	\$34,409
	Organization & Administration ⁶	5%	\$117,751	\$103,788	\$99,246	\$89,841	\$86,023
	Audit & Insurance ⁷	1%	\$14,440	\$11,892	\$11,027	\$11,230	\$11,469
	TOTAL EXPENDITURES		\$2,608,585	\$1,078,962	\$1,102,718	\$1,124,522	\$1,144,685
	Reserves		\$1,500	\$3,664	\$3,664	\$3,664	\$5,961
TOTAL EXPENDITURES & RESERVES		\$2,610,085	\$1,082,626	\$1,106,382	\$1,128,186	\$1,150,646	

- NOTES:**
- * The % for each service category is calculated by dividing each category \$ amount by total expenditures.
 - 1 The income is net of City/County PID and collection fees based on a \$0.10 per \$100 contribution on the total tax value of the area minus \$28,956.66 for Dallas county charges and City PID administrative expenses (est. deductions from retainage for protest, staff time, publications. and mailing cost).
 - 2 Police patrol of the University Crossing area, Homeless Outreach, owner safety coordination, safety enhancements in lighting, and other CPTED projects.
 - 3 Public Improvements, landscape, parks and pedestrian amenities for the PID. A projected \$1,500,000 in reserve carried over from 2022 will be prioritized to fund the University Crossing trail lighting project. (NOTE: In February 2021, the Dallas City Council approved a Funding Agreement between the PID and the City of Dallas, Park & Recreation Dept., to install lighting along the University Crossing Trail, see Resolution 210330. Upon completion of the trail lighting project, if any Reserve Carry over remains, the funds will be allocated for capital improvement projects along Mockingbird Ln. and Greenville Ave. Specifically, along Mockingbird Ln., the PID will partner with the City of Dallas to enhance improvements recommended in the Mockingbird Pedestrian and Bicycle Study, see CSJ: 092-47-281: . Along Greenville Ave., the PID will partner with the City of Dallas to implement improvements recommended in the Greenville Avenue & Katy Trail Enhancements Master Plans, see CSJ: 092-47-281. Upon completion of capital improvements along Mockingbird Ln. and Greenville Ave., if any Reserve Carry Over remains, funds will be allocated for a Dallas Police Dept. (DPD) Store Front, and a public Dog Park.
 - 4 Sidewalk, public planters, waste disposal, clean area programs, and landscape improvements throughout the University Crossing area.
 - 5 University Crossing area coordination among owners, SMU, program services for area promotion and awareness.
 - 6 Expenses of the PID administration and salary of PID director.
 - 7 Annual audit of the PID finances and liability insurance for the PID.

Exhibit B University Crossing Public Improvement District 5- year budget

		2024 Budget	2025 Budget	2026 Budget	2027 Budget	2028 Budget
INCOME	Net assessment revenue	\$1,079,626	\$1,101,218	\$1,123,022	\$1,145,482	\$1,168,392
	Reimbursement from NTCOG	\$0	\$0	\$0	\$0	\$0
	Exempt jurisdictions	\$0	\$0	\$0	\$0	\$0
	Interest on cash balances	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
	Other income & contributions	\$0	\$0	\$0	\$0	\$0
	Reserve carry over	\$1,500,000	\$1,500	\$1,500	\$1,500	\$1,500
	TOTAL INCOME¹	\$2,581,126	\$1,104,218	\$1,126,022	\$1,146,982	\$1,171,392
EXPENDITURES	Security ²	\$358,934	\$336,328	\$341,778	\$294,774	300,662
	Improvements ³	\$501,642	\$559,078	\$589,586	\$665,249	679,707
	Public Area Maintenance ⁴	\$61,624	\$58,444	\$55,028	\$52,761	\$53,815
	Promotion and Communication ⁵	\$41,082	\$38,595	\$37,059	\$34,409	\$35,097
	Organization & Administration ⁶	\$103,788	\$99,246	\$89,841	\$86,023	\$87,742
	Audit & Insurance ⁷	\$11,892		\$11,230	\$11,469	\$10,529
	Reserve carry over (University Trail lighting project) ⁸					
	Carry Forward	\$1,500,000	\$1,500	\$1,500	\$1,500	\$1,500
	TOTAL EXPENDITURES	\$1,082,626	\$1,104,218	\$1,126,022	\$1,146,982	\$1,171,392

GOALS FOR 2023 - 2024

- **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 Public Safety:** Utilizing our Homeless Outreach program, the UCPID will enhance the safety of our community through compassionate outreach to the homeless.
 - **Support Capital Improvements:** With an emphasis on pedestrian safety – The UCPID will finish the *Pedestrian Lighting Project, along the University Crossing Trail*, partner with the City of Dallas on the *Mockingbird Pedestrian & Bicycle Improvements*, and implement projects from our *Greenville Avenue & Katy Trail Enhancement Master Plans*.
 - **Carryforward Funds:** Using the \$1,500,000 allocated to the *University Crossing Trail Lighting Project*, in the 2023 Service Plan, the UCPID will complete installation of trail lighting. *In 2024, remaining carryforward funds will be used to fund the Mockingbird Pedestrian & Bicycle Improvements, the Greenville Avenue & Katy Trail Enhancements Master Plans, and other important improvements like a police Store Front.*
 - **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 the UCPID's public art initiatives.
-

THANK YOU FOR JOINING US!

PLEASE VISIT US @:

WWW.UNIVERSITYCROSSING.COM

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