

## **Meeting Summary of the Forestwood Working Group**

**8/2/16, 6:30-8:15p.m.**

**Walnut Hill Recreation Center**

### **In attendance:**

District 13 City of Dallas, Council Member Jennifer Gates & Carolyn Williamson

Dallas City Plan Commission, Margo Murphy

Greystar Representatives, Lance Hanna & Laird Sparks

Jesuit Representatives, Mikel Earsing & David Berend

Developer Representative, Bill Dahlstrom

Daniel Family Representatives

Members of the Public

### Working Group Members:

Nashwood along Bachman Creek

- Tim Mallad & Suzanne Yaeger & Taylor Lemaster (for Robert Hart)

Shirestone Lane

- David Scott & John Wilson

General Forestcrest Neighborhood

- Matt Lewis

Schreiber Volunteer Neighborhood Association/Crime Watch

- Bob Kelly & Lauren Law

Caladium Club

- Cullen Aderhold

Melshire Estates

- Jessica Wantz for Linda Vallala

Hockaday

- Susan Parker

Council Member Gates talked about the meeting she had with developers and neighbors who live within 500 feet of Forestwood to discuss the new planned development. Those in attendance felt this new plan was something the neighborhood could work with so she decided to convene a Working Group from representatives within surrounding neighborhoods. Gates opened the meeting by having the Working Group introduce themselves. She then reminded the attendees, including members from the public in attendance, the goals and objectives of the Working Group. The two primary goals of the Working Group are to:

1) Keep the neighbors well informed about the proposed Forestwood redevelopment

2) Offer feedback from the neighborhood to the Daniel Family (the landowner) and Greystar (the residential developer). Additionally, the working group members have been asked to:

- Attend weekly meetings to discuss the proposed Planned Development (PD).
- Communicate information and PD changes through timely emails to keep neighbors informed of the latest information.
- In addition to notices from the District 13 Office, advise neighbors of meetings, hearings and other important dates.
- Collect information and feedback from neighbors to share at the weekly meetings as well as each Working Group member's own opinion.

Gates stressed the importance of being transparent, where neighbors get a voice. Though everyone's interests are different she wants everyone to work together and hopes we will end up with a proposal everyone will get excited about.

City Plan Commissioner, Margo Murphy, moderated the meeting as a neutral party and also reiterated the job of the Working Group, which is to make sure the group communicates to neighbors to make them feel they have a voice. She said the main goal of today's meeting was to look at the Planned Development documents which were presented by Laird Sparks and Lance Hanna of Greystar. Ryan Meeks, Greystar's Architect helped answer questions during the meeting.

Greystar representatives reiterated some of the concerns of the site plan that was presented before the new plan presented on May 23<sup>rd</sup>. Some of the previous plan concerns were the 3-story height backing up to the creek behind the homes on Shirestone Lane/Nashwood Lane; proximity of homes near the creek, setbacks and 3 story townhomes at the front of the property.

Included in the new PD:

- Tract 1: Athletic fields for Jesuit are to be used for private recreation, club, school and parking
  - Maximum height of netting, poles not to exceed 30 feet in height and maximum stories for any building associated with the field is two stories.
  - Lighting of athletic fields is prohibited without a specific use permit.
  - Permanent loudspeakers are prohibited except for fire or other emergency warning systems.
  - A wrought iron fence will be installed between the fields and the residential tract buildings.
- Tract 2: Residential
  - 12 single-story homes (max 13) will be located on the backside of the property along the creek with deeper setbacks from the creek with maximum height TBD. These homes are not required to be on separately platted lots (these are rental homes not residential lots).
    - Home sites will be approximately 60-70' wide and approximately 80 to 100+ feet deep depending upon the location along the creek.
    - 3 or 4 bedrooms and approximately 2,000 to 2,800 square feet.
    - Minimum of two attached parking spaces for each single-story unit.
    - All single-story units will have fenced back yards.
  - 180 townhomes (max), two and three stories with a maximum height TBD
    - All residential units will have two attached garage spaces per unit.
    - 4-7 townhomes in each building
    - Approximately 10 to 12 one-bedroom townhomes.
    - Approximately 120 to 125 two-bedroom townhomes.
    - Approximately 30 to 35 three bedroom townhomes.
    - Approximately 6 to 8 four bedroom townhomes.
    - Rents have not been determined but are expected to range from approximately \$2,400 to \$4,500 depending upon floorplan and unit type.

- A private recreation center/club
- The exterior facades of buildings will be a minimum of 90% masonry veneer (excluding doors, balconies, decorative trim, railings, windows and garage doors), consisting of 60% brick, natural and manufactured stone, cast stone, or architectural block, and the remainder being stucco. Non-masonry materials such as cementitious plank, may be utilized in covered, recessed patio/balcony areas, decorative trim, framing and enclosed internal areas of the buildings. Minimum of two different façade materials are required on each façade. (Same applies to Tract 3 below).
- A neighborhood park will have minimum area of 20,000 square feet with landscaping of lawn, trees and shrubs.
- A dog park has been included in current plan within this area.
- Developer invites community involvement on how to design the open space, so ideas are welcome.
- Tract 3: Resident Senior/Active
  - Retirement housing, 225 max, two and three story (max), with maximum height TBD, where at least one resident is age 55 or older.
  - Minimum of one parking space for each unit.
  - All units can be accessed by elevators
  - Two story units are on the exterior along Forest Lane and Inwood Road and three stories are on the interior to minimize the height view from the street.
  - A minimum 80' setback has been proposed along Inwood and Forest.
  - Grandchildren—restrictions on number of consecutive nights and nights per year that grandkids can stay over.
- Entrances
  - 2 off Forest Lane (one has been requested to be entrance only subject to further discussion and allowance by the city traffic and fire departments)
  - 3 off Inwood Lane
  - 2 off Willow Lane (one would be an emergency exit)
- All lighting must meet Site Lighting Standards
  - Internal lighting may not exceed 12' in height.
  - Light fixtures must be cut off-type luminaries that direct lighting downward
  - Parking lot lighting may not exceed 20' in height.
- Landscaping/Trees/Sidewalks
  - Landscaping will be maintained by developer in a healthy, growing condition.
  - Landscaping must be installed within six months after issuance of certificate of occupancy.
  - Enhanced sidewalk with stamped concrete or brick pavers to be provided in the decorative open space at the corner of Inwood Rd. and Forest Lane and at sidewalk crosswalks with driveways.
    - Decorative open space with minimum area of 2,500 feet at the corner of Inwood and Forest. Landscaping must consist of lawn, trees, shrubs with minimum of 60% turf, ground cover, soil or mulch with balance paved surface (Same applies to neighborhood park).
  - Approximate 6-foot sidewalks (subject to city requirements) adjacent to Willow Lane, Forest Lane and Inwood Road except as otherwise limited by existing bridges crossing the Bachman Branch Creek.

- A tree preservation plan will be implemented but not all trees will be able to be saved during new development; however new tree replacement will take place.
- Fencing
  - A wooden fence eight feet in height shall be constructed along the west boundary of Tract 2 in locations shown on development plan.

### **Timing**

The Developer was asked when they planned to file and they indicated that they were in a position to file now but wanted to go through a few weeks of meetings with the neighborhood before file to continue to incorporate feedback. They hoped to file sometime in August pending further community feedback. Planning Commissioner Murphy indicated the process could take some time after a zoning submission and that changes to both the proposed PD and PD conditions were common throughout the process. Before it goes to the City Planning Commission, city engineers and city traffic departments will review it and make any requested changes. The PD will then go before the City Planning Commission. Once it gets through the CPC it will go to the Dallas City Council and if approved it becomes incorporated into an ordinance of the City.

There are some current Forestwood leases in effect until August 2017 so the soonest any new development would start would be after that time period. One member suggested that some communication is needed with existing Forestwood residents so they know what's happening and can plan accordingly.

Athletic fields (Tract 1) and Senior/Active housing will likely start first.

From demo to final build out the process could take approximately two to two and a half years.

The community is being asked to offer their ideas and suggestion for the open space plan — what do you want to fill that space? A dog park, work out park, park with benches, fountains, etc.? Please communicate your thoughts to the Working Group member in your community no later than Monday, August 8.

Information and the DRAFT PD from which much of this information was derived can be found at [www.forestwoodfaq.com](http://www.forestwoodfaq.com).

Issues to be discussed at future meetings:

- Ideas/action to make the crosswalk safer from Inwood across Willow Lane
- Discuss street bumps down Willow Lane towards Drujon.
- Small Eatery within the development that would have restrictions on what could go in via the PD. Some Shirestone and other residents in the community would be open to seeing a small place where residents from within the community could go to have coffee, wine, lighter type meals.

These meeting notes were drafted by Lauren Law and approved by all Working Group members.

Next meeting, Tuesday, August 9, 2016, Walnut Hill Recreation Center. 6:30-8:00p.m.

