MEETING MINUTES

NCTCOG RICHLAND HILLS TOD PLANNING STUDY
URS Project #22240449

PURPOSE: Public Meeting #1

DATE: September 16, 2008

TIME: 5:30 p.m.-7:00 p.m.

LOCATION: Richland Hills Community Center

ATTENDEES:

<table>
<thead>
<tr>
<th>Name</th>
<th>Representing</th>
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<tr>
<td>Mayor David Ragan</td>
<td>City of Richland Hills</td>
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<td>Mayor Pro Tem Jeff Ritter</td>
<td>Council Place 1</td>
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<td>Council Member Kenney Davis</td>
<td>Council Place 2</td>
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<td>Council Member Phil Heinze</td>
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<td>Council Member Don Acker</td>
<td>Council Place 4</td>
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<td>Council Member Larry Marrs</td>
<td>Council Place 5</td>
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<td>Commissioner Strain</td>
<td>Planning and Zoning Commission</td>
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<td>James Quin</td>
<td>City of Richland Hills</td>
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<tr>
<td>Alma Martinez</td>
<td>NCTCOG</td>
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<td>Staron Faucher</td>
<td>NCTCOG</td>
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<td>Natalie Bettger</td>
<td>NCTCOG</td>
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<tr>
<td>Ken Frost</td>
<td>FWTA</td>
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<tr>
<td>Lonnie Blaydes</td>
<td>Lonnie E. Blaydes Consulting</td>
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<tr>
<td>Tim Baldwin</td>
<td>URS Corporation</td>
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<tr>
<td>Dennis Wilson</td>
<td>Townscape, Inc.</td>
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<td>Jim Richards</td>
<td>Townscape, Inc.</td>
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<td>Annie Melton</td>
<td>Bowman-Melton</td>
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<td>Bud Melton</td>
<td>Bowman Melton</td>
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<td>Mark Leese</td>
<td>URS (Project Management)</td>
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And about 50 residents and property owners from within the study area

AGENDA:

- Introductions by Mayor Ragan
- Overview of the Process by Alma Martinez
- Introduction to the study by Mark Leese
- Presentation of TOD Background Information by Dennis Wilson
- Presentation of Opportunities and Constraints by Jim Richards
- Questions and Answers

Following the introductions and the presentation by Dennis Wilson, there were a number of questions from the audience:

  Q. How to balance parking needs? —transit parking is all day.
A. Dennis Wilson: This parking becomes available for restaurants and movies, etc. in the evening.
Q. How to get started where undeveloped area is surrounded by commercial and warehouse areas?
A. Dennis Wilson: Good planning, good architecture, AND A SEED PROJECT to jump start the area.
Q. Has the consultant team seen the study area?
A. Yes.
Q. What types of project can serve as a seed project? Which comes first, business or residential? Residential usually comes first. It then creates the demand for retail development. But in this case, if there is no initial feasibility for residential, the first project may be a small auto-oriented retail component.

Jim Richards presented his analysis of constraints and opportunities within the study area
Opportunities: areas within ¼ - ½ mile, 80 acres in SW quadrant, 40 acres in NE quadrant, create improved view cone from Trinity BD access.
Constraints: Highway barrier (need access between the 2 quadrants; highway viewsheds of existing development.

Questions and Answers:
Q. Don’t we need business to attract residents?
A. Dennis Wilson - No, studio, loft spaces (roofs) attract retail, businesses.
A. Mark Leese - Economic Analysis for study: not a lot of feasibility for retail, no feasibility for residential, but it is an iterative process. Townscape is very creative and may make a vibrant concept plan then the economic analysis team will re-evaluate.
Q. Councilman Mars – We have been looking at a parking garage - with retail to serve transit riders and community.
A. Dennis Wilson – need to look at traffic counts and #’s and develop concepts to feed to economic folks.
Q. CC ___ - MPT W/ H and Industrial image is tough. What are strategies to work with industrial/warehouses owners to improve look?
A. Dennis Wilson – What about artists’ lofts in Warehouse District?
Q. (Comment) Study done years ago – blocks west of Handley-Ederville were shown as future redevelopment to power line. Area is mostly rental…
Q. (Comment) No, we are owners and reside in this area.
Q. Lease warehouse west of station – needs truck traffic routing improved. TRE riders use parking…
A. Mark Leese - traffic access controls
Q. Will it take 5, 10, 20 years to get some development?
A. Mark Leese - Today’s market, best ones in 5 years. This area is 20 years from development.
Q. Resident of Gumwood Park - Band-Aids – What about band aids? Sam’s Club property could be used as bus stop/transit parking- shuttle to TRE
A. FWTA – Sam’s shuttle to TRE might work. Mark Leese- we can look at this.
Q. Find communities similar to Richland Hills and see how they may have addressed improvements.
Q. Businesses to draw in people to spend money and leave
A. Dennis Wilson – Need to create active area to draw people in
Q Ms. Strain – little traffic south of SH 21 on Handley-Ederville. It is a great cut through at night to get to IH 30. Daytime is so congested.
A. Mark Leese – intersection design issue

Q. In Fort Worth, warehouse to lofts have been a great success. Richland Hills warehouse upkeep is poor. Can’t tell if some are even leased. These would be good seed – use retail ground floor, build lofts above. Austin stone facades. Use 2 or 3 warehouses – residents walk to TRE – good seed project. Sonny Bryans BBQ – well known and established – good.

Q. Friend sold home in Hurst, bought loft in downtown Fort Worth, over the train station.

Q. Have you done survey of how many employees are within the study area?
A. Mark Leese – no.

Q. Type of housing – affordable (workforce housing) to immediate area employees?
A. Dennis Wilson – ideal is to keep cost down. Won’t be as much as in downtown FW.
A. Mark Leese – must come in a little higher price range than surrounding area to market it.

Q. Residential area NW quadrant. What would happen if single family homes were updated with more bedrooms, baths (currently 2/1 mostly)? Have heard there is funding available through federal programs that pay 60% of loan, 30-40% homeowner pays.
A. Annie Melton – may be referring to CDBG forgivable loans.

Next Steps: We’ll have more Stakeholder meetings with alternative concepts developed. Will include Low, Medium and High end versions; land use diagram, building massing studies, access & circulation (trucks and parking), bike and pedestrian connections, 3-D sketches.

Q. Concern about on-street TRE parking in residential area.
Q. Concern about new sidewalk’s effect on parking. Privacy. Suggested fence or cinderblock wall. Walling of residential area would help.
Q. Several ideas, but #1 is parking – need parking garage.
A. Mark Leese – structured parking can be added when land value escalates to make it viable. Pieces of puzzle must be considered together with other uses. Just a parking garage will kill other options.
A. Dennis Wilson – We’ll look at short term and long term opportunities / concepts.

Meeting adjourned.

These meeting minutes were prepared by Mark Leese. Please report any additions or corrections of these minutes within 5 business days to the author.