



ICVB Board of Directors  
Destination Development Committee  
Quarterly Meeting  
August 7, 2018

Committee Goal:  
Create Destination-Defining  
Development

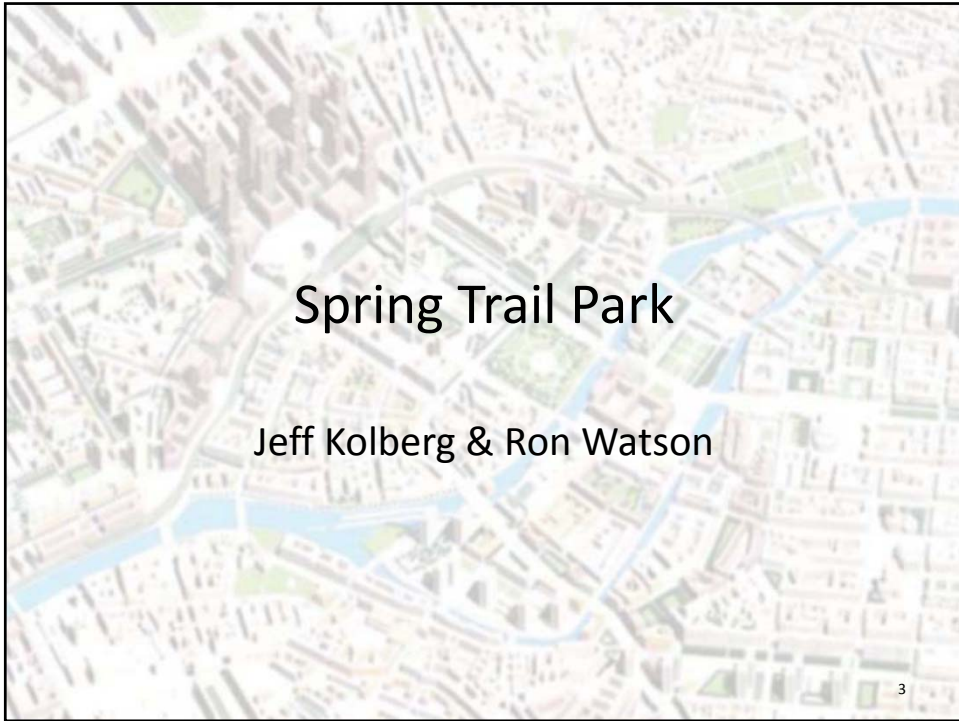
1



**AGENDA**

1. Update on Spring Trail Park – Jeff Kolberg & Ron Watson
2. Bike Share Program – Joe Moses
3. Pedicab Pilot Program – Dan Vedral
4. Irving Hotel Development Ordinance
5. Williams Square and Mustang Museum – Jacky Knox
6. Minutes – May 15, 2018
7. Committee Chair’s Report
8. Future Meeting Items

2





## Spring Trail Park

Preliminary Project Schedule-Phase 1		
Item	Date	Comment
Final Report	8/31/2018	City of Irving
Master Development Agreement	10/31/2018	City of Irving
Field Improvement	11/1/2018	Field treatments
Road/Bridge/Irrigation	11/15/2019	Construction begins
Site Improvements	12/1/2018	Berm and adjoining ground improvements
Field Rental Open-partial	1/1/2019	Open for rental (side fields)
Field Rental Open-all	4/1/2019	All fields open for rental

7

## Spring Trail Park

Preliminary Project Target Audience		
Sport	Audience Operating Month	Comment
Rugby	12	League, tournament: youth and adult
Summer sports camps	4	all sports
Soccer	12	tournament: youth and adult
Ultimate Frisbee	12	League, tournament: youth and adult
Special Evets	12	BBQ cookoffs, parties, etc
Aussie Rules Football	5	League, tournament: youth and adult
Gaelic Football	4	League, tournament: youth and adult
Polo	3	Special Events only
Cricket	12	Part Time Parking Labor Only

8

## Spring Trail Park Renderings

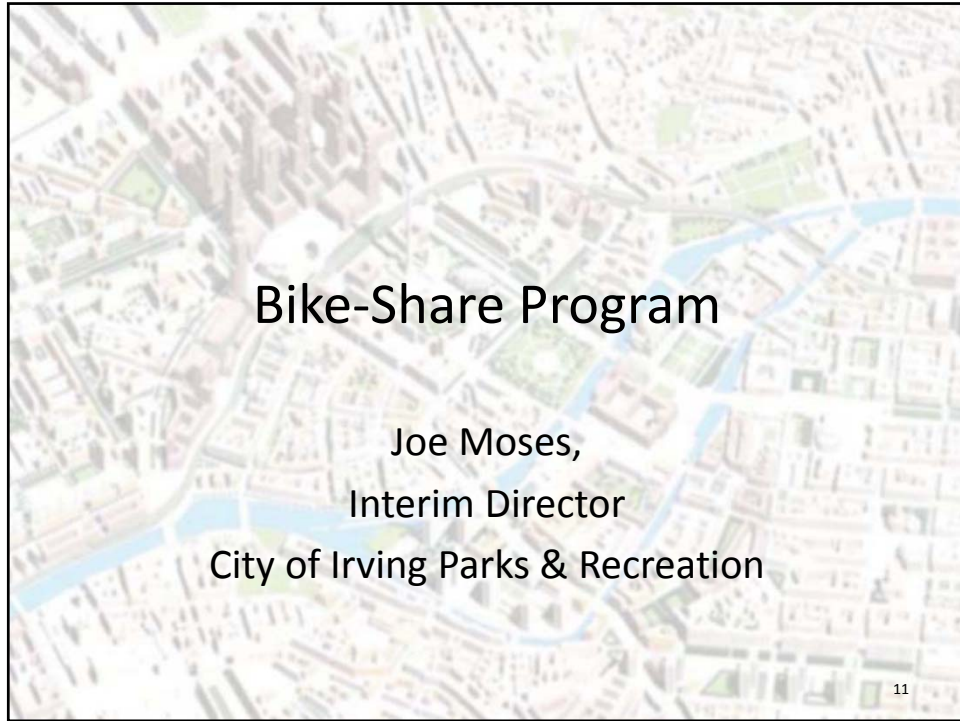



9

Spring Trail Park

# Thank You









## Status Update

- One year agreement with V-Bike
  - 20 bike along Champion Trails
  - October 2017 to October 2018
- Several bike share companies have reached private agreements with other businesses in the City. Terms of which are currently unknown.
  - No limitation on number of bikes?
  - Requirements to relocate bikes?
  - How many agreements exist?
- Unknown number of bikes are brought into the City via public transportation.




13




## Status Update

- Some Cities in the area have implemented ordinances to help regulate bike share.
- As a direct result of the ordinances some companies have pulled out of the market.




14



## Denton

- They charge a permit fee of \$500 for 25-50 bikes and \$750 for 51-100 bikes.
- Only allows each company to bring up to 100 bikes.
- Overseen by the Bike and Pedestrian Coordinator.
- Limit on the number of bikes.
- Want to require Geo-fencing, forcing users to park bikes in approved corrals through the bike share smartphone app.
- Bike share companies could lose their permit if they take too long re-positioning bikes, respond to complaints of bikes being abandoned or the city has to impound too many bikes in a certain period of time.

15



## Plano

- \$500 permit fee per company and \$5,000 escrow fee per 1,000 bikes.
- Traffic Department oversees the permit program.
- Spells out where bikes can be parked and how many can be located in one place.
- Requires bike-share companies to educate users how to properly park their bikes and have a program to address complaints.
- Between 8 a.m. and 8 p.m. weekdays, companies will have two hours to move errant bikes once a complaint or request has been received. Outside of that time frame, companies have 24 hours to relocate bikes.
- Companies that don't abide by the rules will lose the ability to operate within the city
- Bicycles can only be parked on the sidewalk – hard surfaces like concrete or asphalt – and cannot be parked on sidewalk corners, near crosswalks or on curb ramps
- Bikes in residential areas can remain parked for 48 hours, as long as they don't impede sidewalks or pedestrian walkways. Inoperable bicycles must be removed up to 24 hours after notice.

16

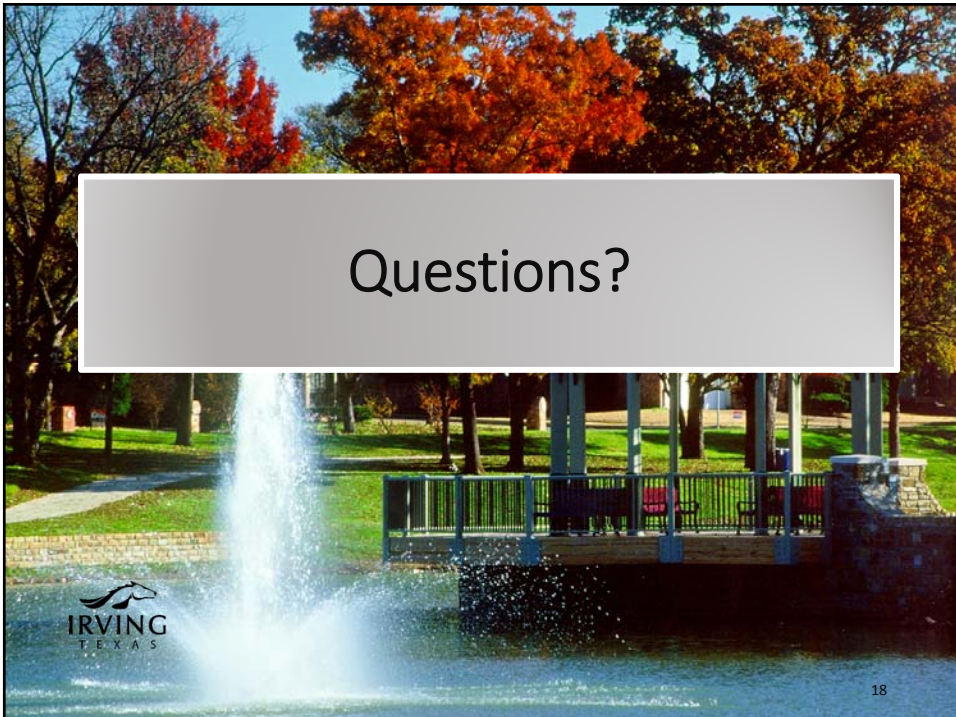





## Next Steps

- Do we draft an ordinance at this time?
  - Wait until our trial expires in October?
  - Observe Plano and Denton to evaluate the success of their programs?

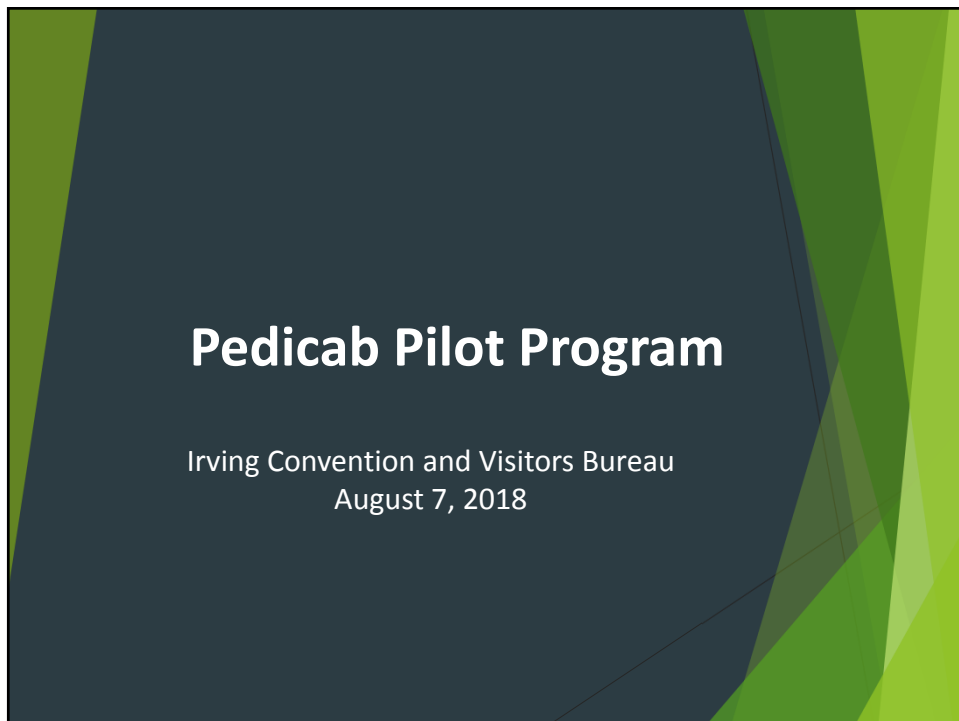
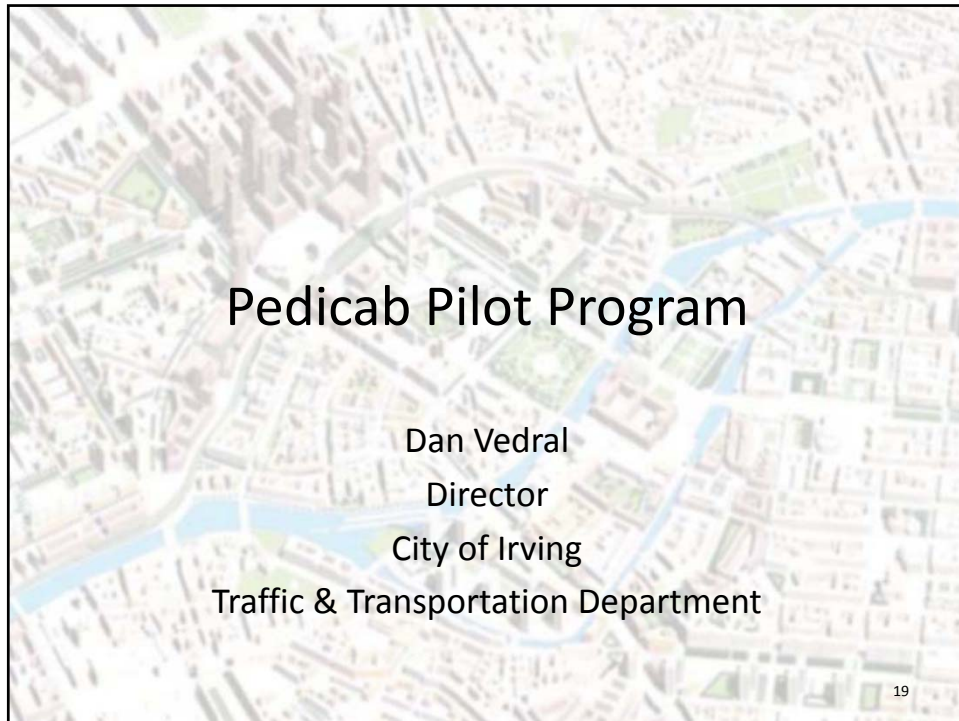
17



## Questions?



18



## Overview

- Background
- Pedicab Picture
- Pilot Project Area
- Opportunities/ Challenges
- Discussion / Input

2

## Background

- Pedicabs are a unique mode of non-motorized passenger transportation for short trips.
- Currently operating in:
  - New York City
  - Austin
  - Miami
  - Ft. Worth
  - Arlington
  - Philadelphia
  - Portland
  - Dallas
  - San Diego
  - San Francisco
  - Boston
  - Savannah

3

## Pedicab



6

## Pilot Project Area

Location:

The Las Colinas Urban Center

Timeframe: 12 months

- Las Colinas Blvd. (Riverside Dr to Promenade Pkwy)
- Lake Carolyn Pkwy (Las Colinas Blvd to Promenade Pkwy)
- Promenade Pkwy (Las Colinas Blvd to Lake Carolyn Pkwy)
- O'Connor Blvd (Las Colinas Blvd to Lake Carolyn Pkwy)



4

## Opportunities/ Challenges

### Opportunities

- Connection to hotels, restaurants, and the entertainment venues
- Connection to DART Transit
- Zero Emission Transportation
- Fun Tourism Option
- Marketing of Urban Center
- Customer Convenience
- Enhance Urban Center Mobility

### Challenges

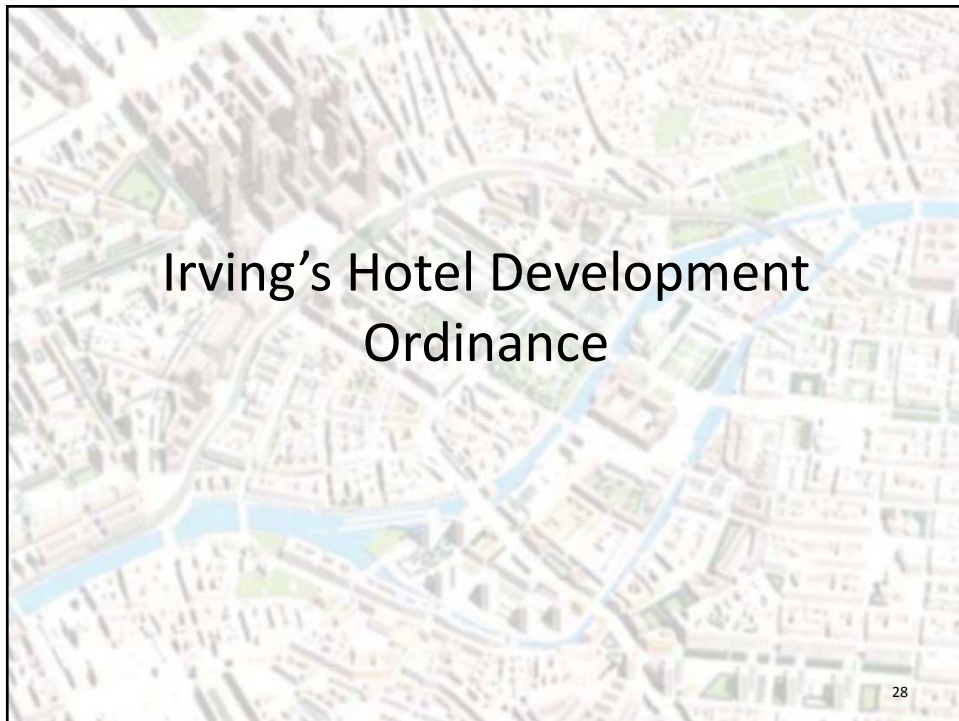
- Roadway/Traffic Impacts
- Safety/Staging
- Permits/Inspections
- Program Management
- Passenger Payment Process
- Driver Appearance and Overall Pedicab Aesthetic Regulation

5

## Discussion / Input

- Pilot Project
  - 12 month agreement with Pedicab Prime
- Post Pilot Project (Next Steps)
  - Develop Ordinance
  - Bring back to Committee/Council

6



## Concerns that led to the 2006 changes

- Overbuilding
  - Market for lending, development was flush
  - Nearby cities were revising their zoning and pushing more development into Irving
- Rate integrity, especially post 9-11
  - With no “demand generator” of meeting space, properties primarily compete on rate
- Neighborhood and property integrity
  - Underperforming properties had become criminal and code nuisances
  - Flag changes had resulted in non-branded properties and thus no brand expectations/obligations

29

## Current Ordinance Requirements

- 200 sleeping rooms minimum
  - 300 sf minimum/room
  - Fully furnished
  - Limited kitchenette facilities in-room
- 5000 sf (combined) meeting space minimum
- Swimming pool or other recreational facilities – 1000 sf
- Full service restaurant, open for breakfast and dinner (minimum) daily
- Daily housekeeping option
- Council has the right to grant variances

30

## Hotels Opened Since 2006

Hotel Name	Date Opened	# Rooms	Room Variance Req'd?
Aloft Hotel Las Colinas	Oct 2008	136	Grandfathered
Staybridge Suites DFW North	Nov 2008	100	
NYLO	Jul 2009	200	
Element DFW North	Sep 2009	123	
Home2 Suites DFW North	Nov 2015	93	Grandfathered
Residence Inn DFW South	Dec 2011	118	
WoodSpring Suites	May 2016	122	Yes
WaterWalk (161 @ Royal Lane)	July 2018	153	Yes

31

## Hotels Currently In Development

Hotel Name	Date Opening	# Rooms	Room Variance Required?
Element Hotel (Sfuzzi site)	TBD	159	Yes
Texican Court	Nov 2018	152	Yes
Westin Irving Convention Center	Dec 2018	350	No
Woolley's Classic Suites	TBD	230	No
Best Western VIB (Urban Center/114)	TBD	150	Yes
Towne Place Suites (DFW North/Plaza Dr.)	TBD	119	Yes
Four Points by Sheraton (183 @ O'Connor)	TBD	125	Yes

32



## Other Projects Pending/Rumored

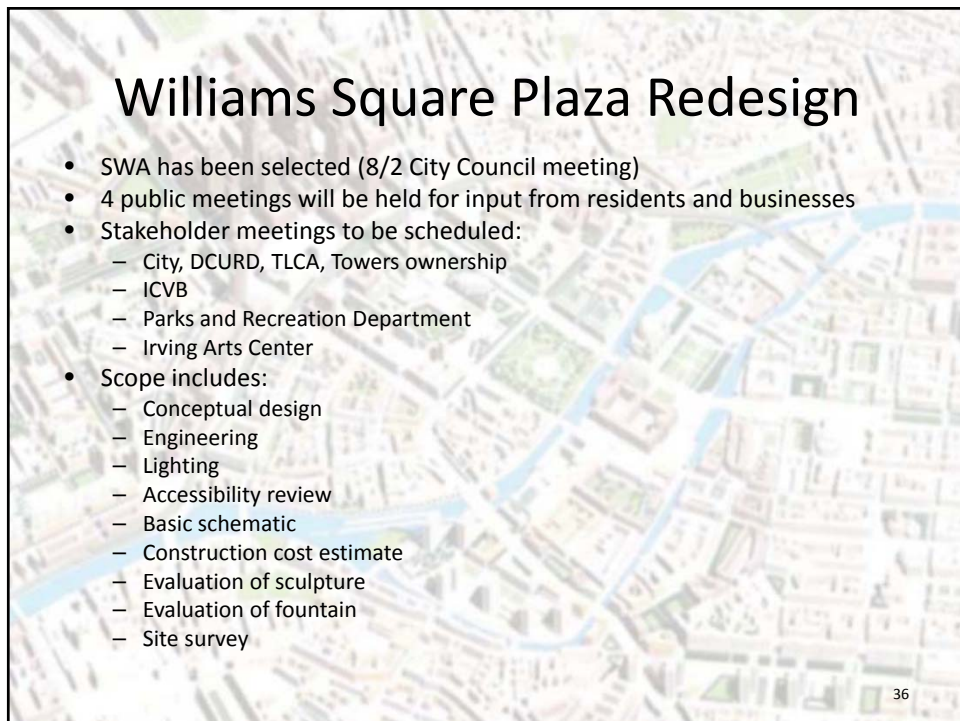
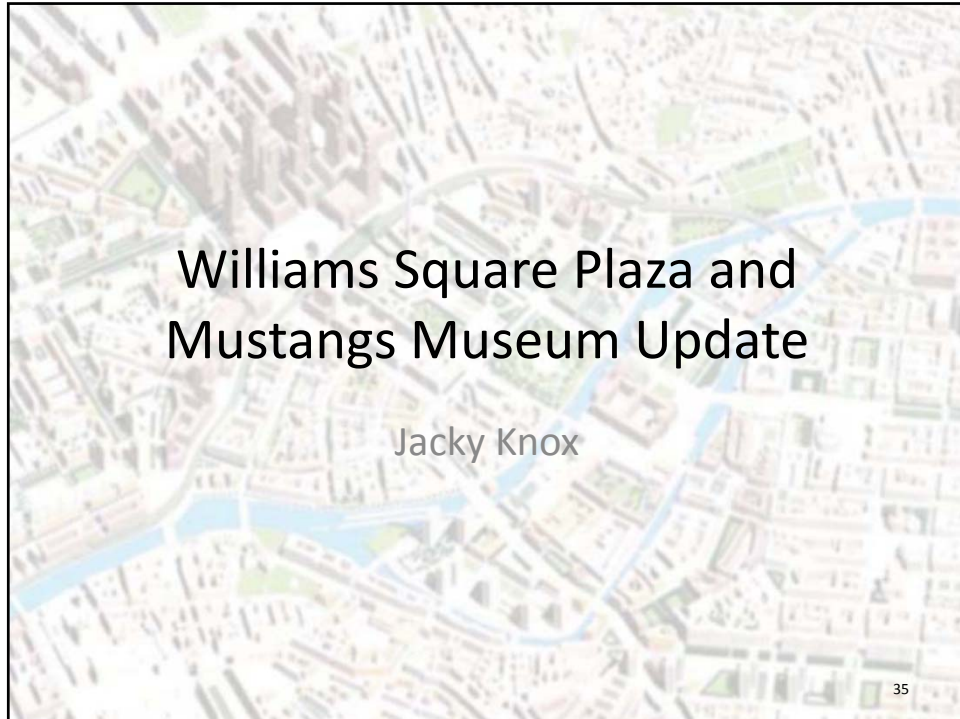
- Marriott Product TBD – 114 @ O'Connor
  - Is expected to meet city's minimum standards & LCA requirements
- Hampton Inn & Suites – 114 @ Esters
  - 108 rooms; does not meet city's minimum standards
- AVID/Holiday Inn dual-branded property – DFW Airport North
  - 125-150 total rooms; does not meet city's minimum standards
- Blue Star Land development @ 161
  - Developer has stated hotel will meet the city's minimum standards
- Hidden Ridge/Verizon Campus
  - Details not yet known
- Embassy Suites – 114 east of MacArthur

33

## Discussion Items

- Should the current standards remain in place?
- Should there be a consideration for different standards in different overlay zones?
  - Should other standards be incorporated, i.e., minimum height/story requirements in Urban Center?
- Are the concerns that led to the changes in 2006 still relevant/prevalent?
- Any other considerations?

34



## Mustang Museum

- Museum space being reallocated to accommodate other tenant amenities
  - Museum will still be in same area of East Tower, but smaller footprint
  - Construction expected to start @ Sept 1, and be complete by the end of October
  - Museum will be temporarily closed through construction process

37

## Committee Chair's Report

- Approval of May 15, 2018 Minutes
- Future meeting topics:
  - Committee's interest in site visits to:
    - Arlington – Texas Live! and Downtown
    - Plano - Legacy Hall
    - Frisco – The Star
  - Strategic plan details
  - Hotel development ordinance task force
  - Development updates as available: Water Street, Hidden Ridge
  - Other items of interest?
- Next meeting: Nov 6

38