

DALLAS EXECUTIVE AIRPORT QUALITY COMMITTEE RECOMMENDATIONS

General Guidelines

New development should be consistent with the uses proposed in the APPROVED Master Land Use Plan.

How does this proposed use rank in the market place? Example -- Office Park. Is proposed project ranked as "Class A" (or better)?

- Land use compatibility and/or mix
- Market rents and ranking in Service Area for that proposed use (at, above, or below service area market)
- Requiring and encouraging **LEED certified** buildings (**Leadership in Energy and Environmental Design**), and attract developers and businesses who will. It is good for the overall image of Dallas Executive Airport and great for the inhabitants and surrounding neighbors This would be a "feather in the cap" and a plus for public relations/marketing for this project. https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=16&cad=rja&uact=8&ved=0ahUKEwiuvdHHIL3TAhUG44MKHc2RBnQQFgiNATAP&url=http%3A%2F%2Fwww.concretethinker.com%2Fsolutions%2FLEED-Certification.aspx&usg=AFQjCNEFkDihoKLOSDbr4ChNoCWonBJ2Bg&sig2=DwQ_HxahJYq2wcHjj66j9w
- Provide for a commercial-scaled, multi-unit, residential **recycling program** for this airport area that takes us into 2030 and beyond.
- Light pollution control was touched on in the entertainment area but should be considered for the entire development. Runway and airport lighting would be regulated by FAA and Best Practices guidelines for this facility.
- New or replacement tenants and uses should be comparable to the preceding use.
- All buildings and uses must be maintained to high standards.

CATEGORY

Hotels

- No Motels
- Hotels should have 3-Star rating or above
- Hotels are required to maintain (hydrated, fed and groomed). attractive landscaping
- All Hotels should include conference rooms
- Hotels that offer room service, restaurants and/or buffets are preferable

Restaurants

- NO fast food restaurants are permitted
- **Drive-thru lanes are prohibited. Restaurants may offer take-out, but customers must enter the restaurant in order to purchase it**
- Restaurants may be one of the following types:
 - Fine Dining
 - Family Style
 - Fast Casual (e.g. Panera Bread)
 - Café or Bistro (e.g. Café Brazil)
 - On occasion, pop-up restaurants may be allowed as a way to gauge community interest in their concept
- Restaurants must maintain cleanliness both indoors and outdoors. Parking lots must be clean and well-lighted, with sufficient parking and easy access/exit onto busy streets.

Retail

- All Dollar Stores, Beauty Supply shops, Wig Shops and Bazaar-type stores are **strictly prohibited**.
- **All convenience stores, paraphernalia/head shops are strictly prohibited.**
- **Grocery stores must be of high quality, offering a variety of fresh, healthy options and organic produce. They may not be of the Sav-a-Lot/Cash-Saver variety.**

- All Retail Stores should be mainstream retail establishments, or if entrepreneurial, one-of-a-kind stores, should offer quality merchandise of the type that is of interest to a significant portion of the population in the area. Given the demographics breakdown (30-30-40%), that allows for considerable variety.
- Convenience stores should be customized to meet the needs of the neighborhoods in our area (boutique styled retail that our area will actually use).

Business Center/Office Buildings

- Office buildings must be Class A structures compatible with other buildings in the area
- Outside areas must be attractively landscaped with adequate parking for ordinary operations.

Entertainment

- Entertainment venues must be built and signed in a manner compatible with the rest of the area.
- Excessively large, excessively lighted signs and noise vented to the outside are prohibited.
- Entertainment venues must comply with existing restrictions regarding sale of alcohol.

Mixed Use

- Mixed use (residential, retail) is encouraged
- Low income housing is strictly prohibited except as required by law.

./.