

# Memorandum



CITY OF DALLAS

DATE December 4, 2009

TO Trinity River Committee Members:

David Neumann (Chair)

Steve Salazar (Vice-Chair)

Mayor Pro Tem Dwaine Caraway

Deputy Mayor Pro Tem Pauline Medrano

Carolyn R. Davis

Vonciel Jones Hill

Delia Jasso

Linda Koop

SUBJECT **Oak Cliff Gateway Land Use Plan Amendment**

On December 8, 2009, staff will brief the Trinity River Corridor Project Committee to provide an overview of the proposed amendments to the Oak Cliff Gateway Land Use Opportunity Plan in the Trinity River Corridor Comprehensive Land Use Plan. City Council authorized the plan amendment at a May 27, 2009 public hearing. A copy of the presentation is attached for your information, along with copies of the City Plan Commission's Ad Hoc Committee recommendation [Attachment A] and City Plan Commission recommendation [Attachment B] for the proposed plan amendments.

Please let me know if you have any additional questions.

Jill A. Jordan, P.E.  
Assistant City Manager



**THE TRINITY**  
DALLAS

## Attachments

c: Honorable Mayor and Members of the City Council

Mary K. Suhm, City Manager

Ryan S. Evans, First Assistant City Manager

A. C. Gonzalez, Assistant City Manager

Forest E. Turner, Assistant City Manager

David K. Cook, Chief Financial Officer

Deborah A. Watkins, City Secretary

Thomas P. Perkins, Jr., City Attorney

Craig D. Kinton, City Auditor

Judge C. Victor Lander

Helena Stevens-Thompson, Asst. to the City Manager

Frank Libro, Director, Public Information Office

Kelly High, Director, Trinity Watershed Management

Rebecca Rasor, P.E., Managing Director, Trinity Watershed Management



# Oak Cliff Gateway Land Use Plan Amendment

Trinity River Corridor Project Committee  
December 8, 2009



THE TRINITY  
DALLAS



# Purpose



- Provide an overview of the proposed amendments to the Oak Cliff Gateway Land Use Plan
- Seek Committee recommendation on the proposed plan amendments





# Background



- Existing Plan adopted in 2005
  - Continued residential development
  - A number of single use, suburban designation
- Proposed rezoning Fall 2008 for a portion of the area
  - Community feedback for a more walkable, urban environment
  - Desire to look at the entire community





# Background

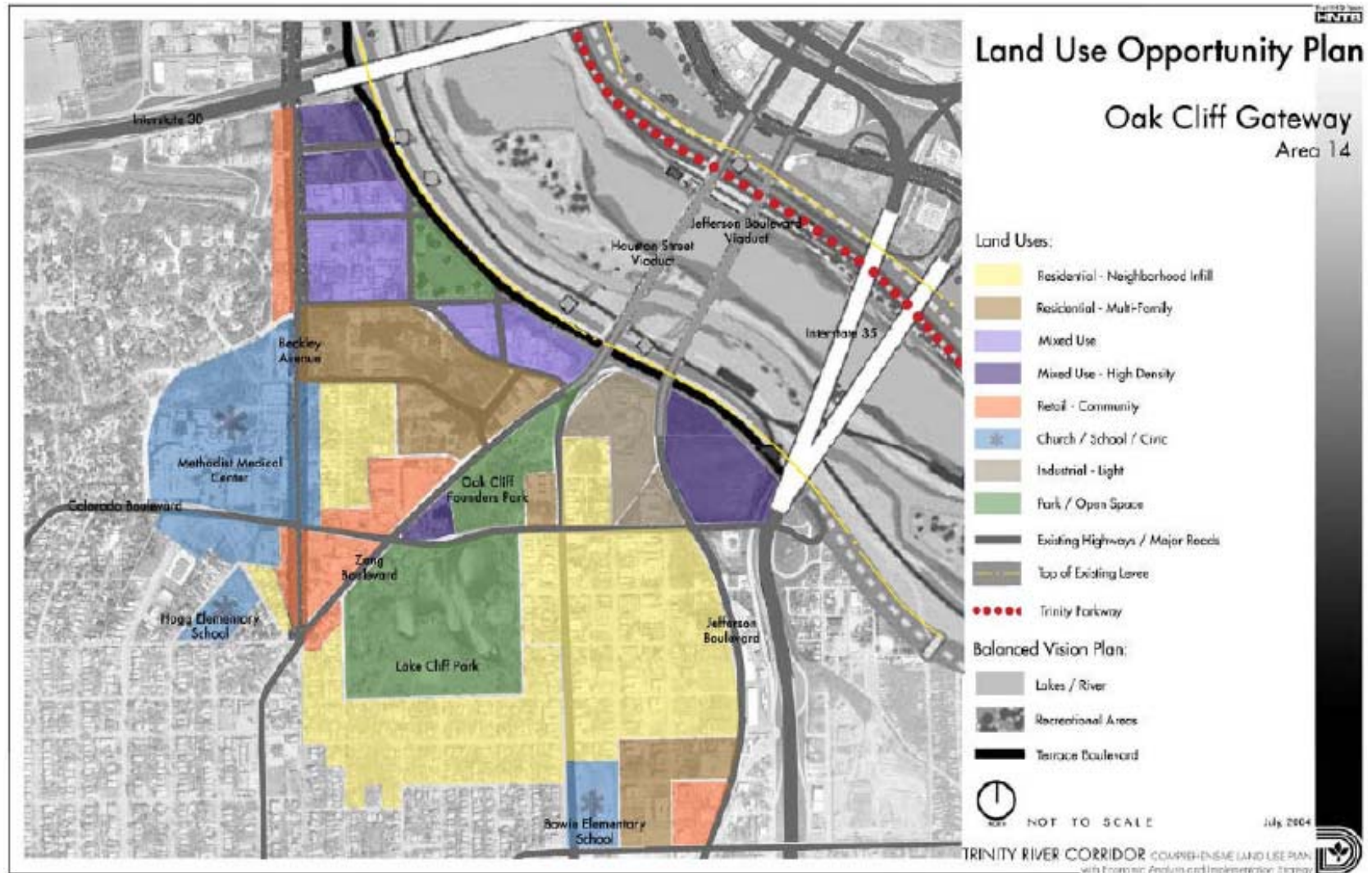


- Community meetings regarding the plan amendments
  - January 13
  - February 3
- Ad Hoc Committee meetings regarding the plan amendments
  - February 24
  - March 10
- City Council meetings to authorize the land use plan amendments
  - Trinity River Committee – April 21
  - City Council hearing – May 27
- Additional community meetings regarding the plan amendments
  - July 7
  - July 28
- Additional Ad Hoc Committee meetings regarding the plan amendments
  - August 20
  - September 24
- City Plan Commission public hearing
  - October 22
  - November 5





# Existing Adopted Plan (2005)



December 8, 2009





# Feedback from meetings

- Walkable urban environment
- Encourage home ownership and affordable middle income housing
- Encourage redevelopment that brings retail options and job opportunities
- High quality public spaces
- Hike and bike connectivity
- Mass transit/trolley connectivity
- Respect residential adjacencies







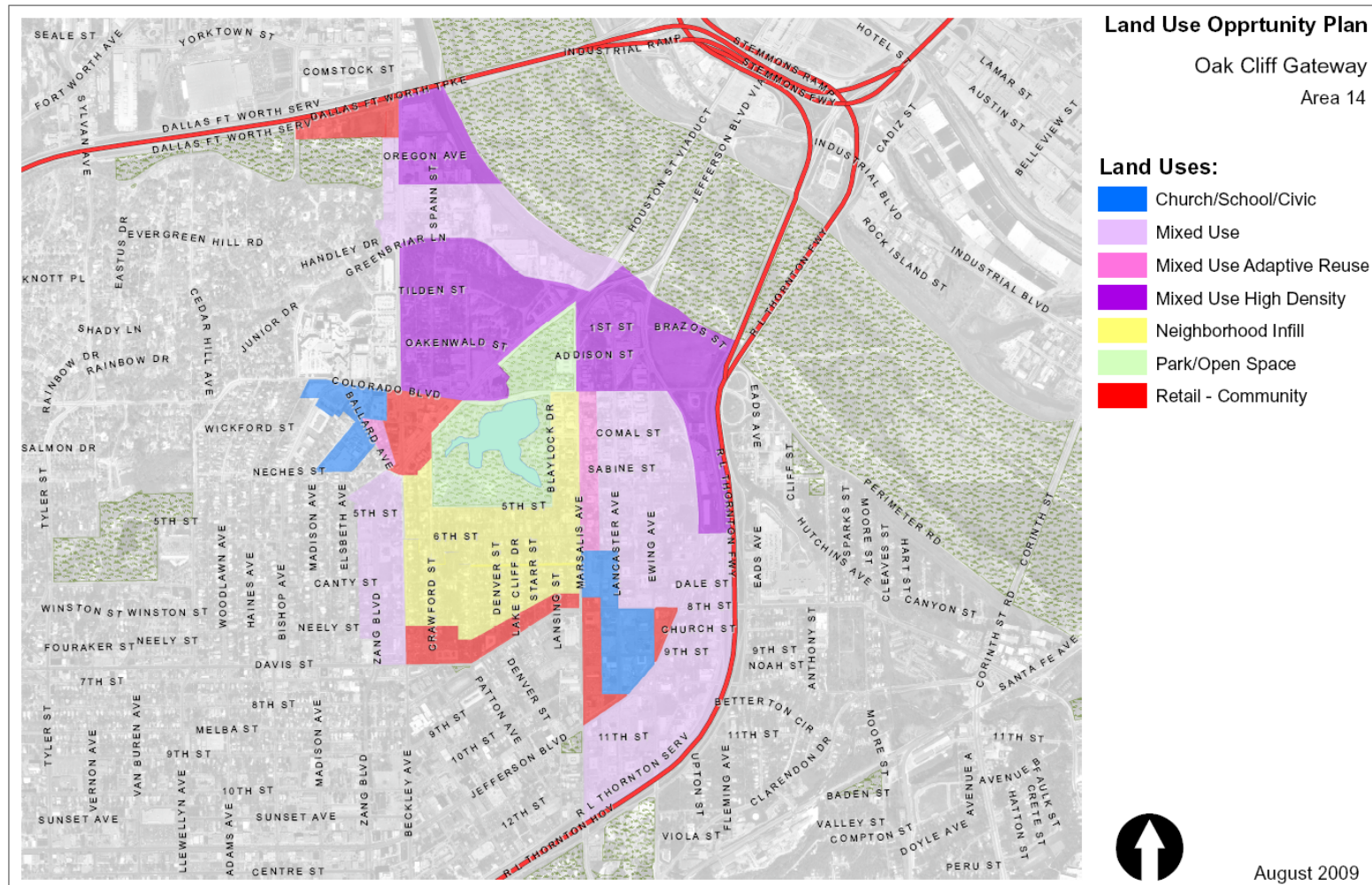
# Objectives

- Create a multi-modal, pedestrian-friendly environment
- Opportunity for trolley and mass transit connections between downtown and key Oak Cliff destinations, such as Methodist Hospital and the Bishop Arts District
- Balance between viable mixed use corridors and adjacent residential uses to create a vibrant urban neighborhood
- Maintain and enhance the character of Oak Cliff





# CPC Ad Hoc Committee Recommendation





# CPC Recommended Changes

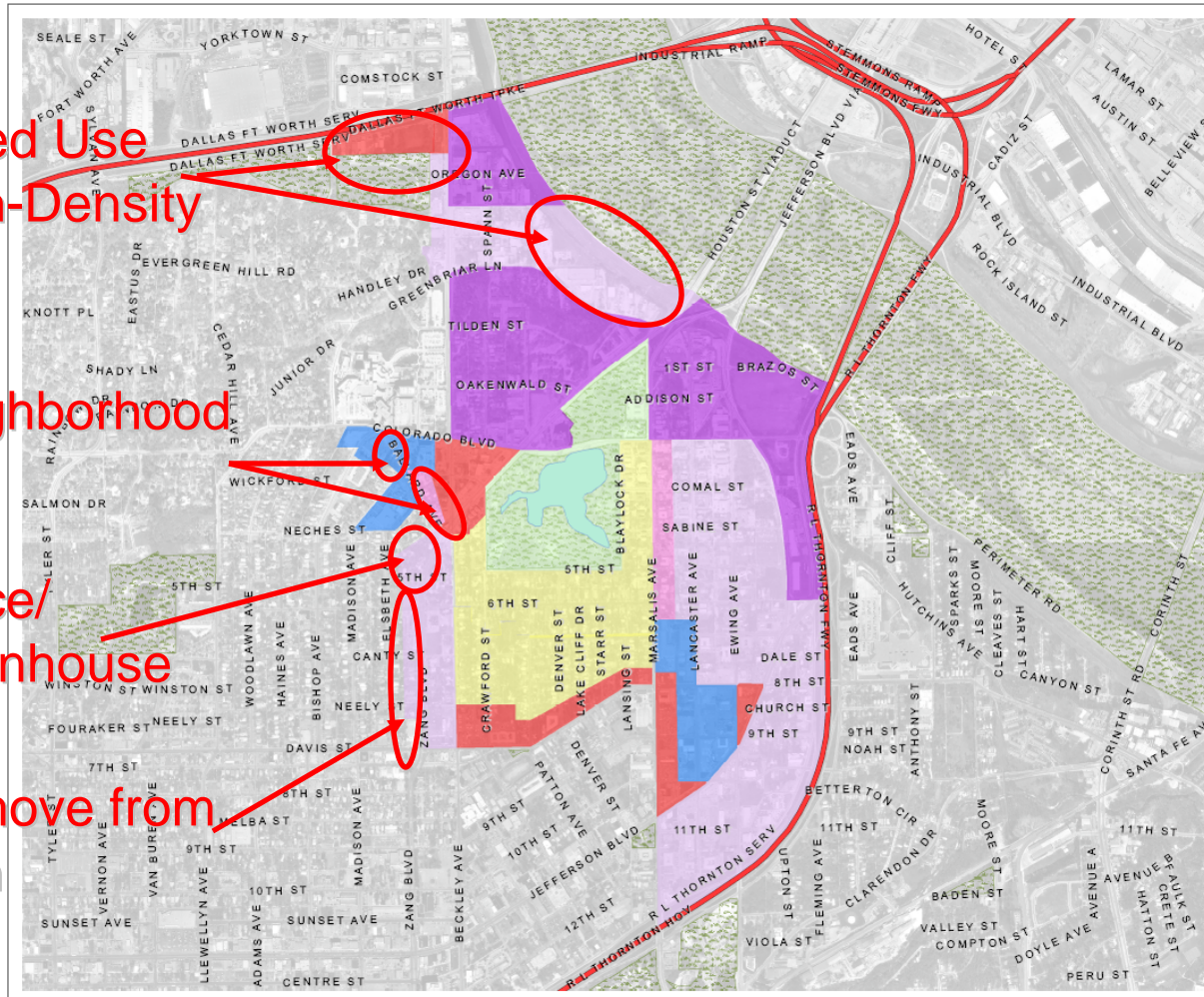


Mixed Use  
High-Density

Neighborhood  
Infill

Office/  
Townhouse

Remove from  
Plan



## Land Use Opportunity Plan

Oak Cliff Gateway

Area 14

### Land Uses:

- Church/School/Civic
- Mixed Use
- Mixed Use Adaptive Reuse
- Mixed Use High Density
- Neighborhood Infill
- Park/Open Space
- Retail - Community



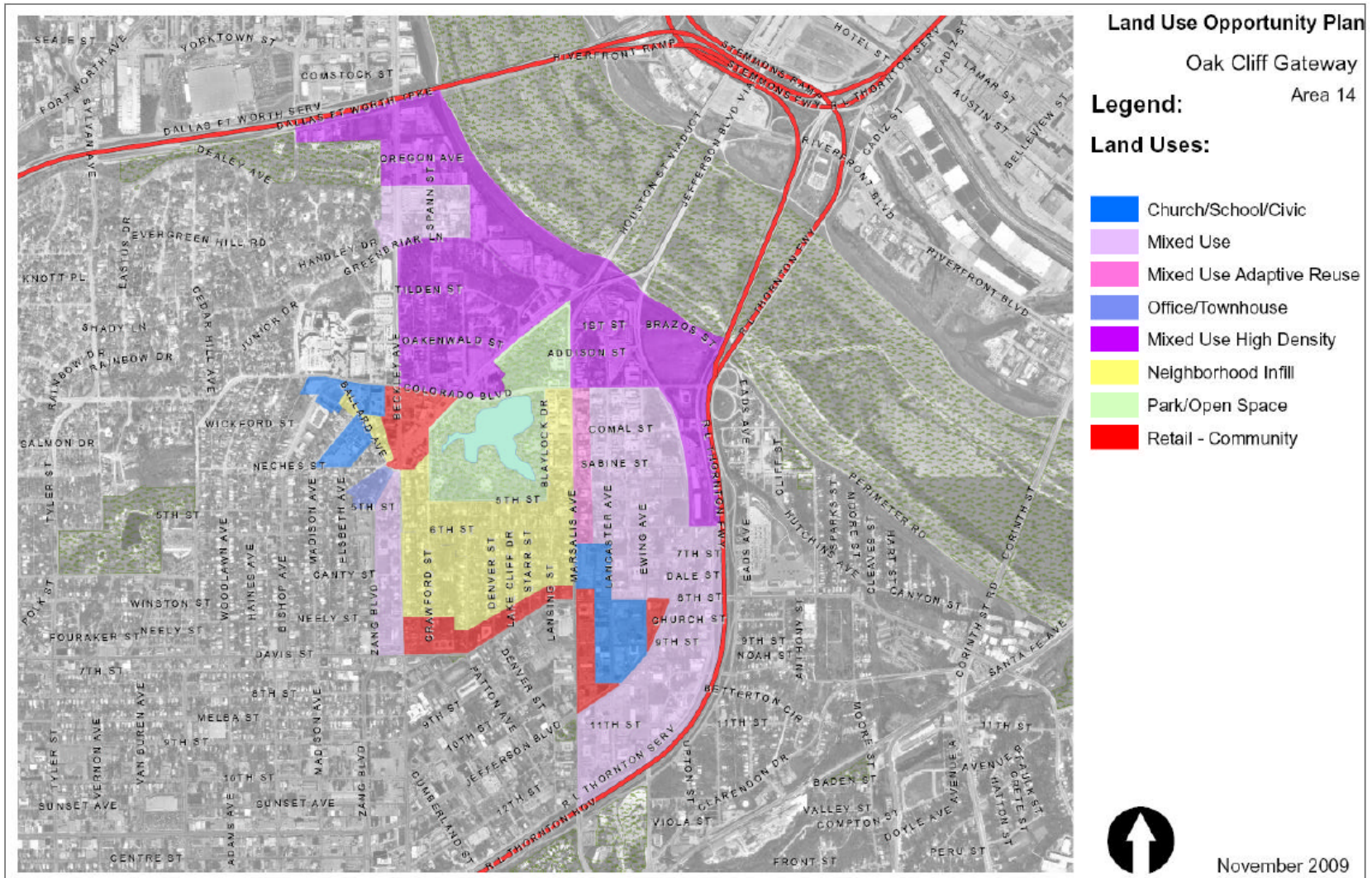
August 2009



December 8, 2009

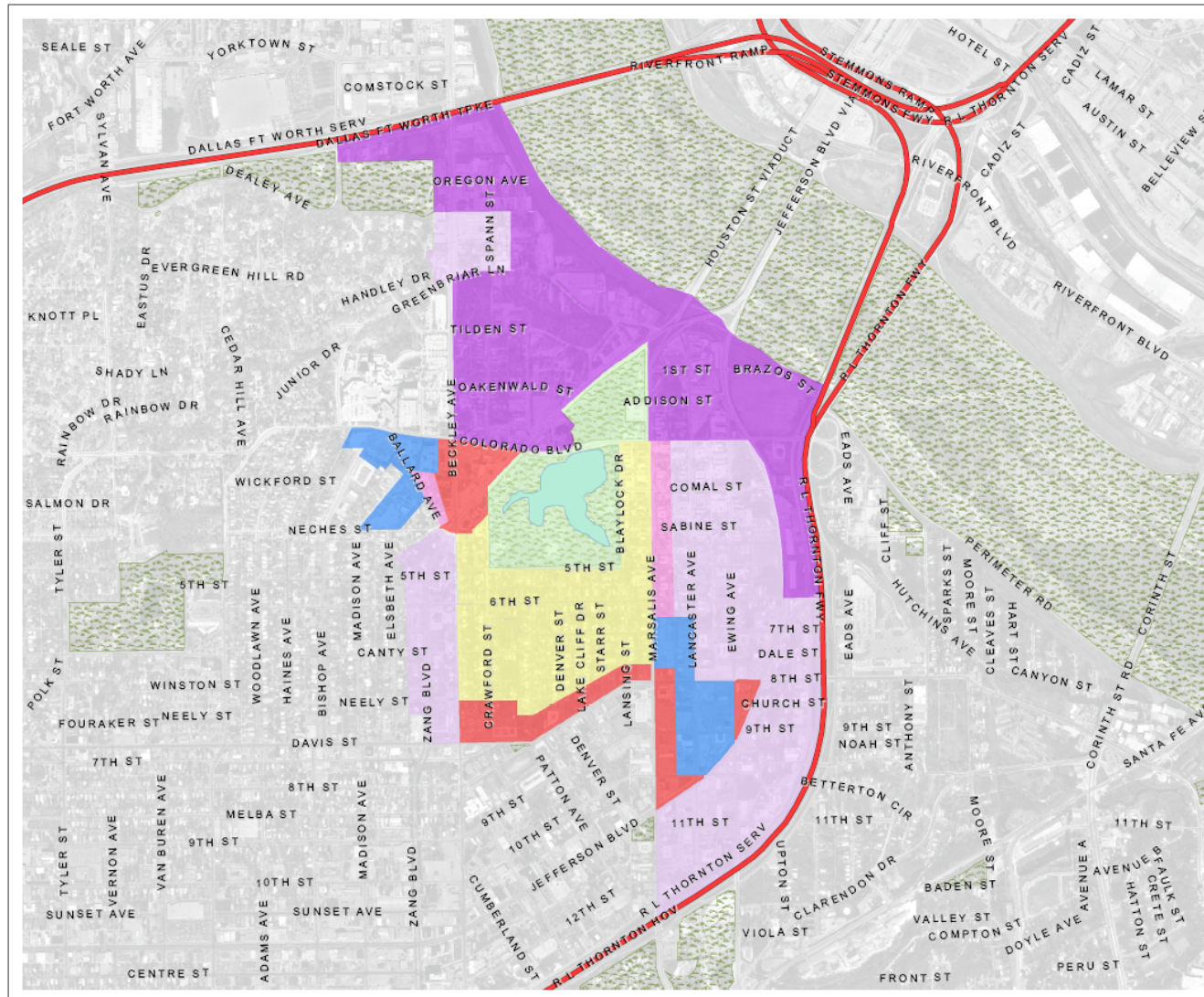


# CPC Recommendation





# Blended Plan



## Land Use Opportunity Plan

Oak Cliff Gateway

Area 14

### Legend:

#### Land Uses [Blended]:

- Church/School/Civic
- Mixed Use
- Mixed Use Adaptive Reuse
- Mixed Use High Density
- Neighborhood Infill
- Park/Open Space
- Retail - Community



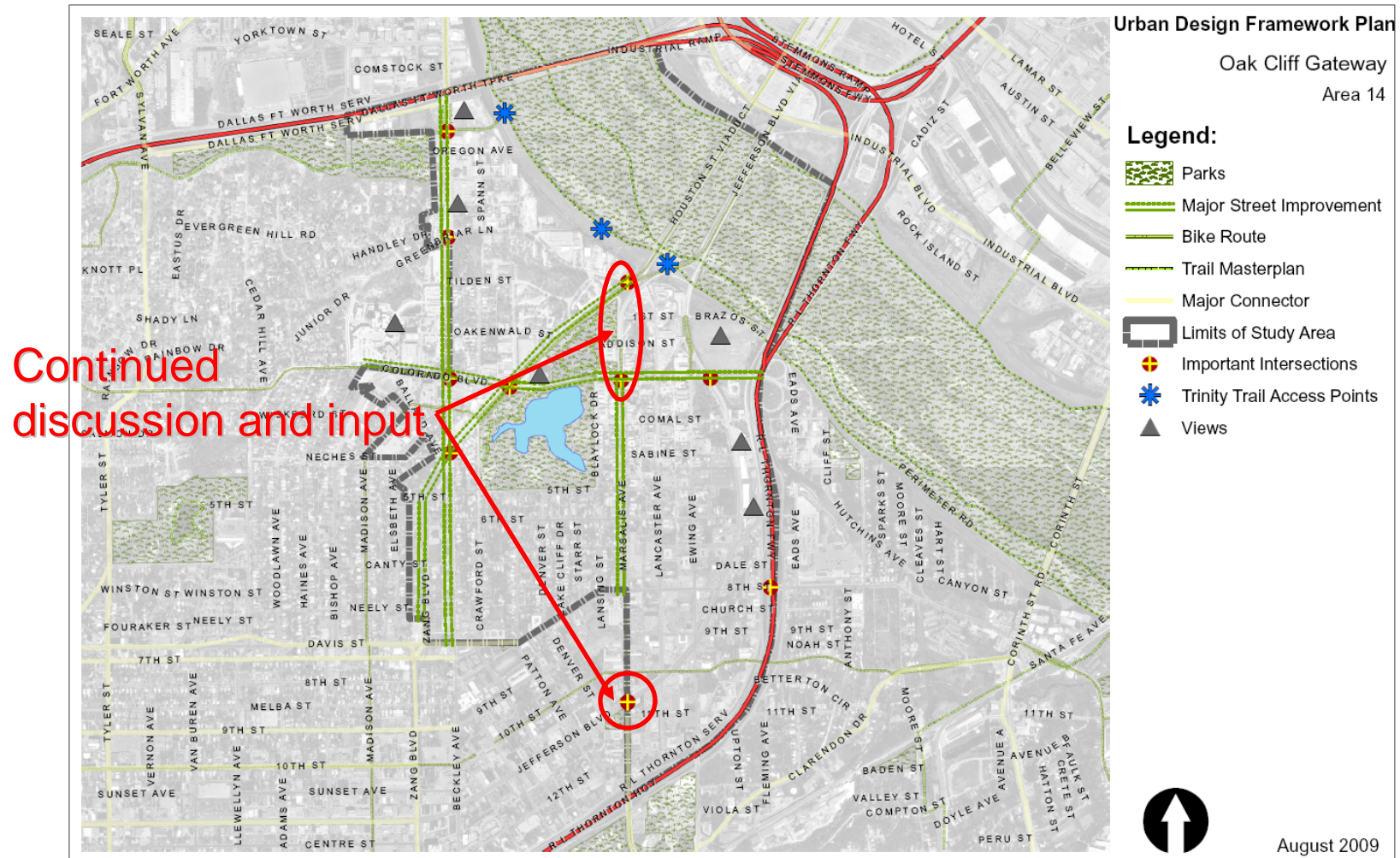
December 2009



December 8, 2009

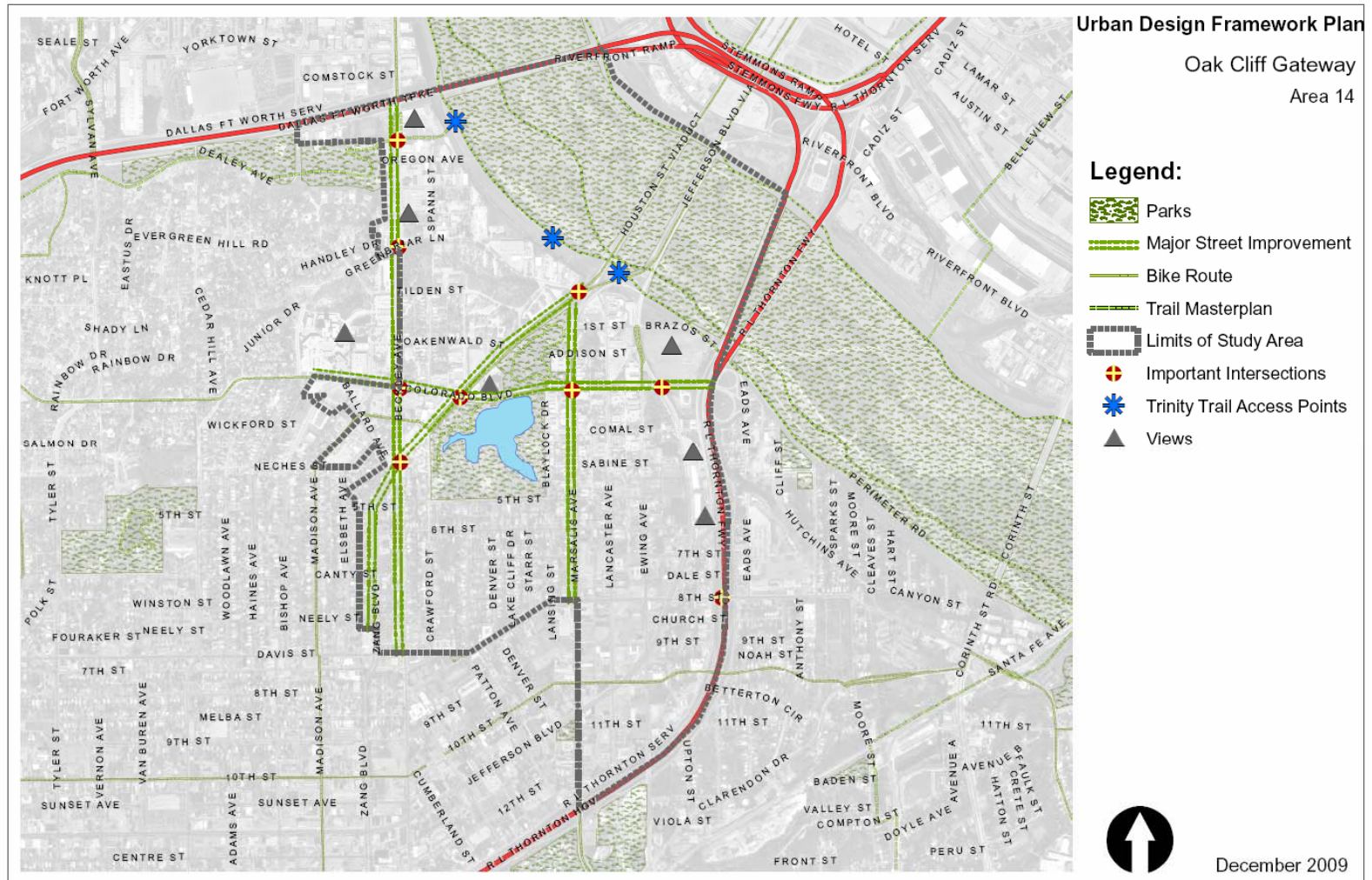


# Urban Design Framework Plan





# Urban Design Framework Plan Revised





# Recommended Language Changes



**Ad Hoc Recommendation:** This Plan recognizes that a core value of the plan is the protection and reuse of contributing structures throughout this area and the use of residential proximity slope adjacent to existing neighborhoods.

**CPC Recommendation:** The Plan recognizes the importance of (1) protection and reuse of contributing historic structures, (2) giving priority to the planning and implementation of a workable, multi-modal area-transportation plan to support the eventually higher densities envisioned by the Plan while maintaining enjoyable walkability and “bikability” for residents and visitors, and (3) minimizing negative impact on established single-family neighborhoods adjacent to the Plan area with the use of residential proximity slopes and by the careful planning of the traffic and parking patterns anticipated in higher density and mixed use development

**Staff Recommendation:** The major objectives of the plan are:

Ensure that development and redevelopment in the area contributes to the unique character and sense of place that defines North Oak Cliff;

Develop and implement a multi-modal area-transportation plan to support future higher densities envisioned by the Plan that emphasizes enjoyable walkability and “bikeability” for residents and visitors; and

Minimize negative impacts of redevelopment on established single-family neighborhoods adjacent to the Plan area through the use of regulatory tools that improve transitions between differing development types, mitigate conflicts between uses, and address traffic and parking patterns resulting from higher-density development.





# Implementation Considerations



- Write a bullet about what Council Action on the 9<sup>th</sup> accomplishes, then outline implementation consideration
- Ensure street network and transportation improvements further the objectives of the plan through pedestrian-oriented street design, creation of a multi-modal network, and fostering high-quality development
- Continued work with the Housing regarding opportunities and improvements in the NIP area
- Detailed land use regulations





# City Council Public Hearing



- Agenda Item #97 on the December 9 City Council Agenda
- Seeking Committee recommendation for the City Council public hearing





# Appendix: Land Use Designations



- Mixed use - This category represents a mix of uses in a vertical arrangement within a building. The active pedestrian uses are located on the ground floor with direct street access. The mix of land uses can include combinations such as retail on the ground floor and residential uses on upper floors; ground floor retail with office uses above; or ground floor office with residential uses above. Mixed use development fosters active pedestrian areas.
- Mixed use adaptive reuse would indicate that a similar range of uses [as above] is appropriate but encourage the reuse of existing structures in order to maintain and enhance the character of the area.
- Mixed use high density - This category represents a mix of uses in a dense vertical arrangement within a tall building. The active pedestrian uses are located on the ground floor with direct access to major streets and/or transit stations. High density mixed use development can include hotel, office, residential, entertainment and civic uses. Dense mixed-use development fosters active pedestrian areas and is usually located where it can take advantage of quality views.





# Appendix: Land Use Designations



- Neighborhood infill - This category represents conventional single family detached homes that will be built within existing residential neighborhoods. 'Infill' homes fill in currently-vacant lots within or near an existing a neighborhood. Residential infill supports the established neighborhood and can be supported by schools, churches and parks/open space. Infill development can occur on a lot by lot basis, or as a larger area of new housing within an existing neighborhood.
- Retail community - This category represents limited retail uses intended to serve the needs of a small market area. Generally, the retail businesses here focus on goods and services such as groceries, prescription drugs and personal services. Most customers live in adjacent neighborhoods. This land use typically has a minimal impact on adjacent neighborhoods because it does not attract customers from a larger region and, as a result, generates less traffic and parking pressure than a large retail center.





# Appendix: Land Use Designations



- Office/Townhouse [CPC Recommendation] – This category is limited to neighborhood-scaled office uses and single family detached dwellings.
- Church/School/Civic - This category represents nonprofit, public or semi-public uses such as churches, synagogues, public and private schools, post offices, libraries, community centers, fire stations, and other government/municipal facilities.
- Park/Open Space - This category represents areas that are designated for park, active recreation, and/or open space functions. These areas can be within the current floodplain boundary. It includes uses such as public parks, tennis centers, soccer complexes, ball field complexes, nature preserves and similar activities.





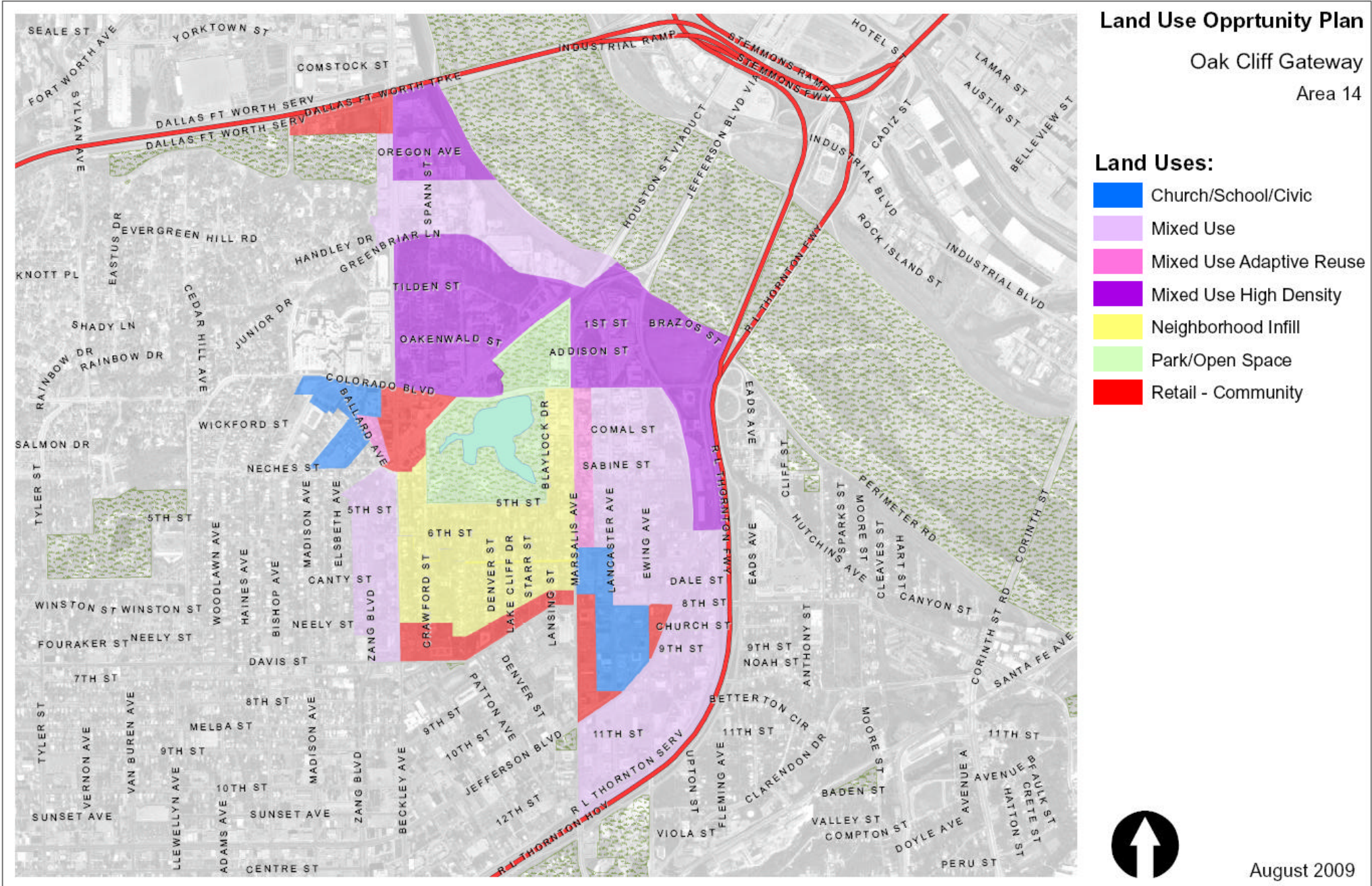
# Attachment A: CPC Ad Hoc Committee and Urban Design Advisory Committee Recommendation

## Study Area 14: Oak Cliff Gateway

Revised: [Date]  
Adopted by Ordinance: [Ordinance number]

The Oak Cliff Gateway Study Area connects Oak Cliff to the Trinity River. In general, it is bounded on the east by Interstate 35 and on the west by the Beckley Avenue and Zang Boulevard corridors. The study area’s boundaries are generally consistent with the areas of previously-designated Planned Development Districts, a Tax Increment Financing District, a Neighborhood Improvement Program area, and adjacent land use plan boundaries. Methodist Medical Center is an important public facility and a major employer that anchors the western edge of the study area and continues to be a major draw for services in the area. Lake Cliff Park is centrally located within the study area and, with Oak Cliff Founders Park, provides open space that connects almost to the Trinity River today. The area includes single family neighborhoods, multi-family residential housing, retail and industrial uses. Its riverfront edge, from IH-30 to IH-35, overlooks parts of both lakes and the river; it will have among the best views in the city of downtown and the signature bridges.

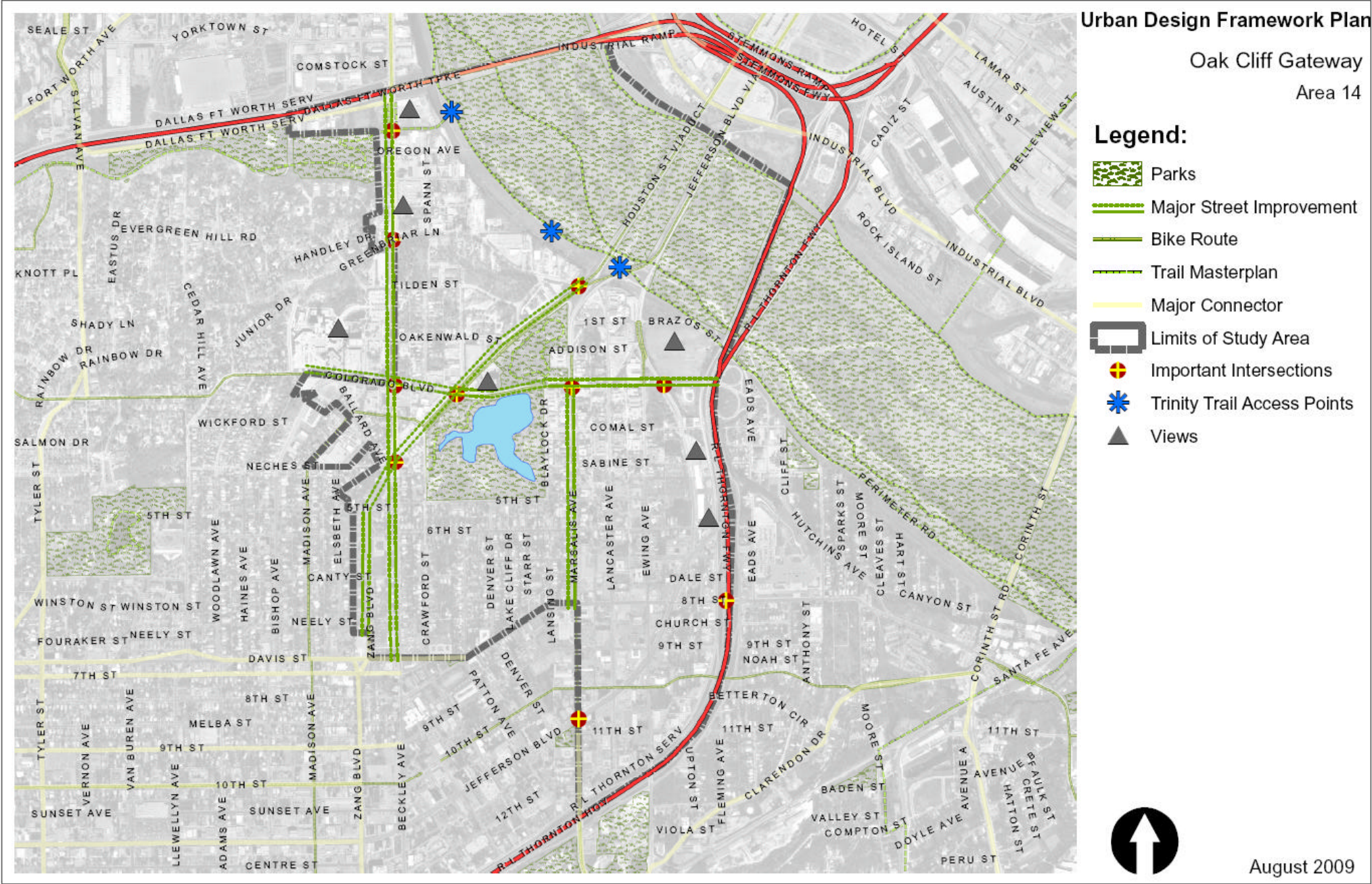
This area can build on the historic character of the Oak Cliff community and its proximity to major Trinity River assets. The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a walkable, mixed use community surrounding a core residential area around Lake Cliff Park. [This Plan recognizes that a core value of the plan is the protection and reuse of contributing structures throughout this area and the use of residential proximity slope adjacent to existing neighborhoods.](#) Mixed use areas should be carefully designed to concentrate activity near important intersections, gateways, and corridors. Stakeholders from this area expressed the desire for development of a multi-modal, pedestrian-friendly community; access trolley and mass transit services to connect downtown to Methodist Hospital and key parts of north Oak Cliff, such as the Bishop Arts District to the west; and maintaining and enhancing the unique character of north Oak Cliff. The area is envisioned as an urban community that ranges from single family uses to medium- and high-density mixed uses. Transitions between these uses are particularly important in areas such as along Beckley north of Methodist Hospital and the Marsalis and Zang corridors. The area along Marsalis also has the potential for a vibrant corridor connecting into downtown that takes advantage of the adaptive reuse of historic structures and transitions to higher intensity uses to the east toward Interstate 35.





# Attachment A: CPC Ad Hoc Committee and Urban Design Advisory Committee Recommendation

A number of key urban design principles were voiced by many stakeholders in this area. First, stakeholders expressed the desire to retain the charm and character of north Oak Cliff. Further, providing easy pedestrian and bike access from north Oak Cliff into the Trinity River Park from adjacent neighborhoods, as well as Lake Cliff and Founders Park is an important consideration for new public and private investment in the area. There was a strong desire to have seamless access into the park along the Trinity River Levee. This would also reinforce the idea of creating a walkable community. Street and infrastructure improvements must be carefully considered in this regard. Street, intersection and streetscape improvements are proposed for Beckley Avenue, Colorado and Zang Boulevards. These improvements should be done in a manner to advance the concept of building a pedestrian-friendly community. The urban design guidelines discussed in Chapter 3 are also particularly relevant here; their implementation will allow high rise development to occur while preserving key views. Quality design and siting of buildings could also be utilized to reduce potential negative impacts from commercial and mixed uses adjacent to residential neighborhoods.





## Attachment B: CPC Recommendation

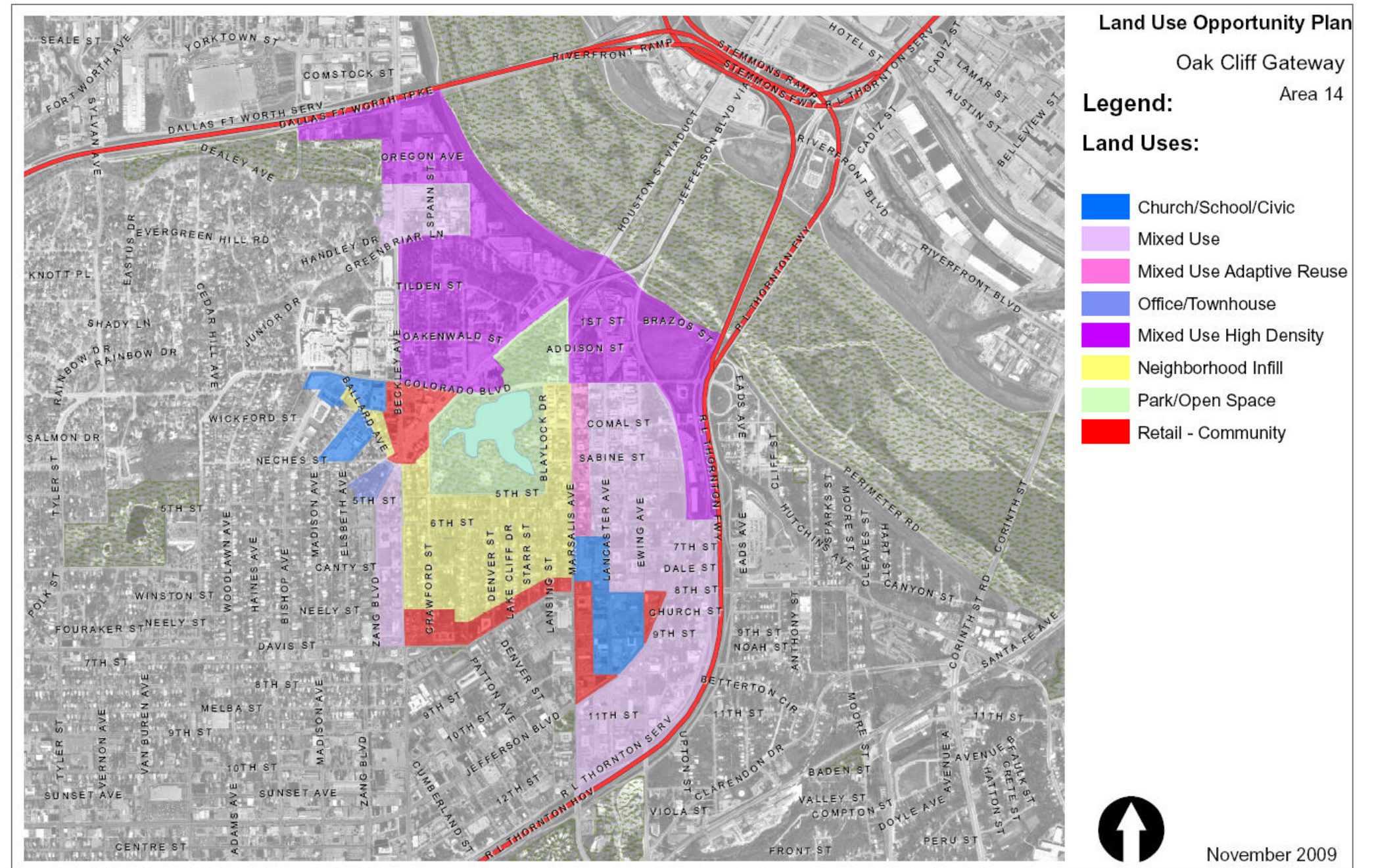
## Study Area 14: Oak Cliff Gateway

Revised: November 5, 2009 [CPC Recommendation]

Adopted by Ordinance: [Ordinance number]

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# Attachment B: CPC Recommendation

A number of key urban design principles were voiced by many stakeholders in this area. First, stakeholders expressed the desire to retain the charm and character of north Oak Cliff. Further, providing easy pedestrian and bike access from north Oak Cliff into the Trinity River Park from adjacent neighborhoods, as well as Lake Cliff and Founders Park is an important consideration for new public and private investment in the area. There was a strong desire to have seamless access into the park along the Trinity River Levee. This would also reinforce the idea of creating a walkable community. Street and infrastructure improvements must be carefully considered in this regard. Street, intersection and streetscape improvements are proposed for Beckley Avenue, Colorado and Zang Boulevards. These improvements should be done in a manner to advance the concept of building a pedestrian-friendly community. The urban design guidelines discussed in Chapter 3 are also particularly relevant here; their implementation will allow high rise development to occur while preserving key views. Quality design and siting of buildings could also be utilized to reduce potential negative impacts from commercial and mixed uses adjacent to residential neighborhoods.

