

Memorandum



CITY OF DALLAS

DATE October 17, 2008

TO Trinity River Committee Members:
David A. Neumann (Chair)
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair)
Deputy Mayor Pro Tem Dwaine Caraway
Carolyn R. Davis
Linda Koop

Pauline Medrano
Mitchell Rasansky
Steve Salazar

SUBJECT: **JPI Project Z067 – 298 (JH)**

Attached is a copy of the October 21, 2008 briefing, JPI Project Z067 – 298 (JH). This briefing is in regards to a proposed Planned Development District for mixed uses on property located on the east side of Industrial Blvd, between Cadiz and Corinth. It is for your consideration and is scheduled for a public hearing at the October 22, 2008 City Council meeting.

If you have additional questions, please let me know.


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



THE TRINITY
DALLAS

Attachment

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A. C. Gonzalez, Assistant City Manager
Forest Turner, Interim 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



JPI Project Z067 – 298 (JH)

Trinity River Corridor Project Committee

October 21, 2008

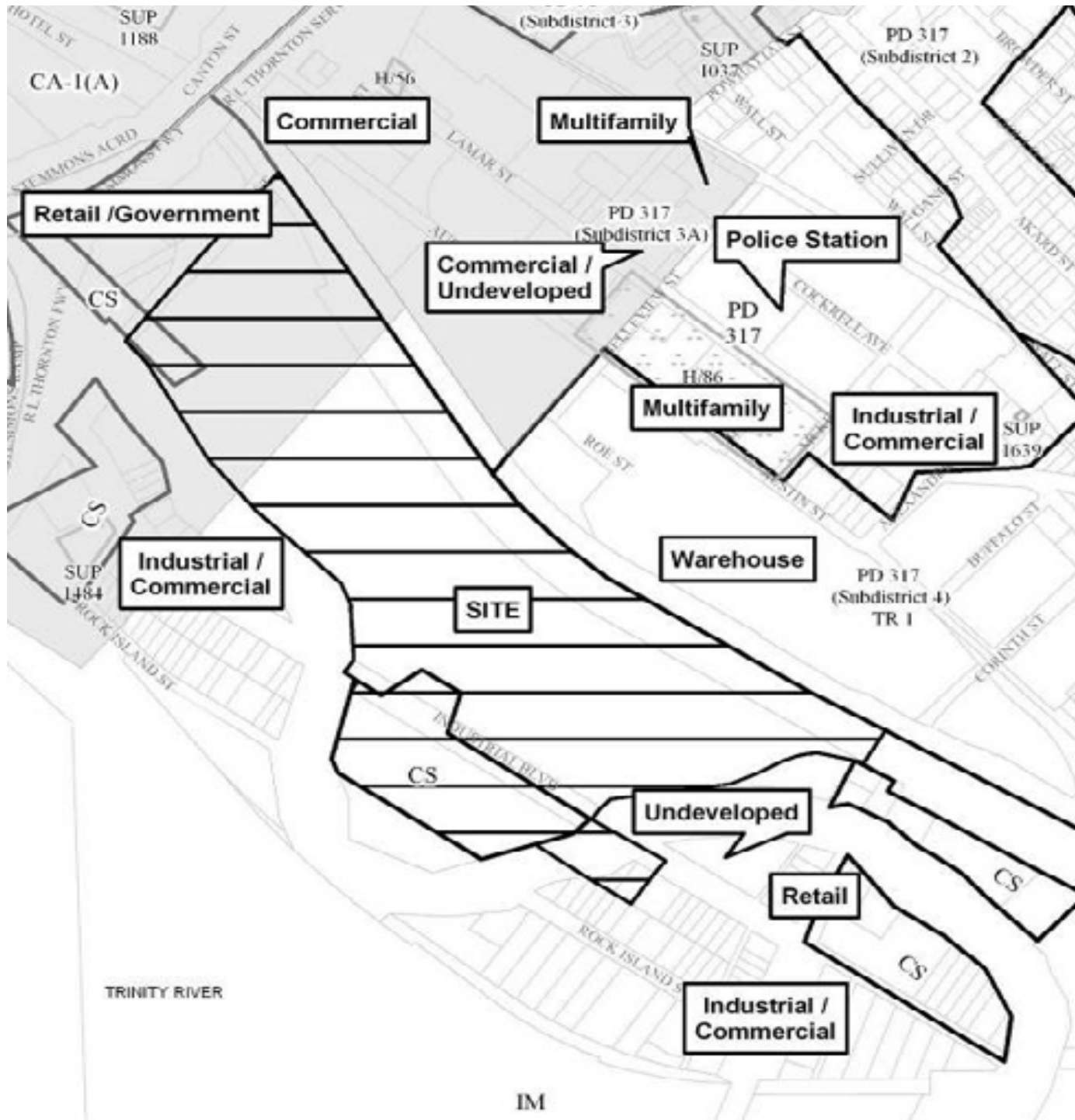




Z067-298

An application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District

Approximately 60.51 acres
on the both sides of Industrial Boulevard,
southeast of Cadiz Street and south of the
Union Pacific railroad



IM



Background Info:

- The applicant proposes to construct retail, office, and residential uses.
- The request site is in a key location that will serve to extend Downtown-development to the Trinity River. Development of this site could serve as a catalyst for redevelopment for this portion of the Trinity River corridor and establish the character for the Cedars West area.
- This PD is intended to be a form-based planned development district, which is consistent with the efforts of the Trinity River zoning cases and the ForwardDallas! code amendment for new mixed use, pedestrian-friendly districts.



General Concepts for PD

- Form-based code
 - *Form-based code puts priority on the public realm rather than uses*
 - *Form-based regulations have a predictable physical outcome*
 - *Buildings, elements, and streetscape define the public space*



General PD Concepts

- Pedestrian amenities
- Streets
- Streetscapes
- Height
- Uses
- Parking
- Tower orientation
- Build-to zones
- Street types
- Minimum heights
- Density
- Tower to block ratio
- Fenestration/facades
- Graphical display of regulations



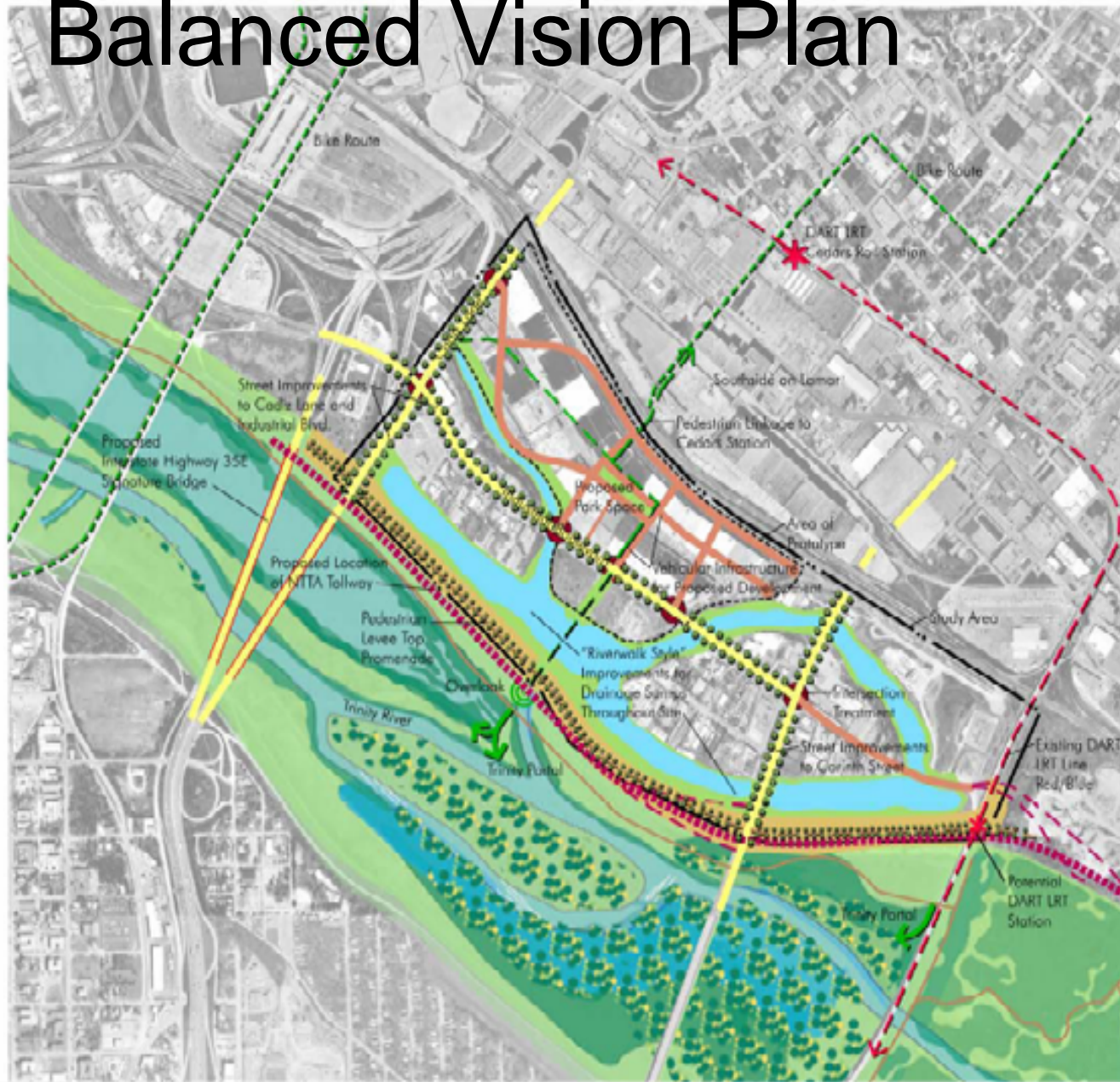
Background Info:

- The request site is located at the northern portion of Z067-147, a City Council authorized hearing zoning case. The authorized hearing case is one of the first five authorized hearings for implementing the Trinity River Comprehensive Land Use Plan. Z067-147 is approximately 180 acres.
- As part of the authorized hearing process for cases in the Trinity River Corridor, CPC empanelled an Ad Hoc committee to work with the Urban Design Advisory Committee regarding recommendations for city-initiated zoning changes. On June 24, 2008, the applicant and staff briefed both committees regarding this proposed development and PD conditions.

Balanced Vision Plan

Urban Design Framework Plan

Cedars West Study Area 12



- Legend:**
- Open Space (Park or Flood Plain)
 - Levee/Proposed Levee
 - Major Street Improvement
 - Minor Street Improvement
 - Pedestrian Linkage
 - Bike Trail
 - Proposed Road/Extension
 - Major Connector
 - Proposed NNTA Tollway
 - Tollway On/Off-Ramp
 - DART LRT Rail
 - Limits of Study Area
 - Limits of Prototype Site
 - Pedestrian Promenade/Trail
 - Educational/Community Center
 - Major Landmark
 - DART LRT Station
 - Improved Intersection
 - Scenic Overlook/Vista



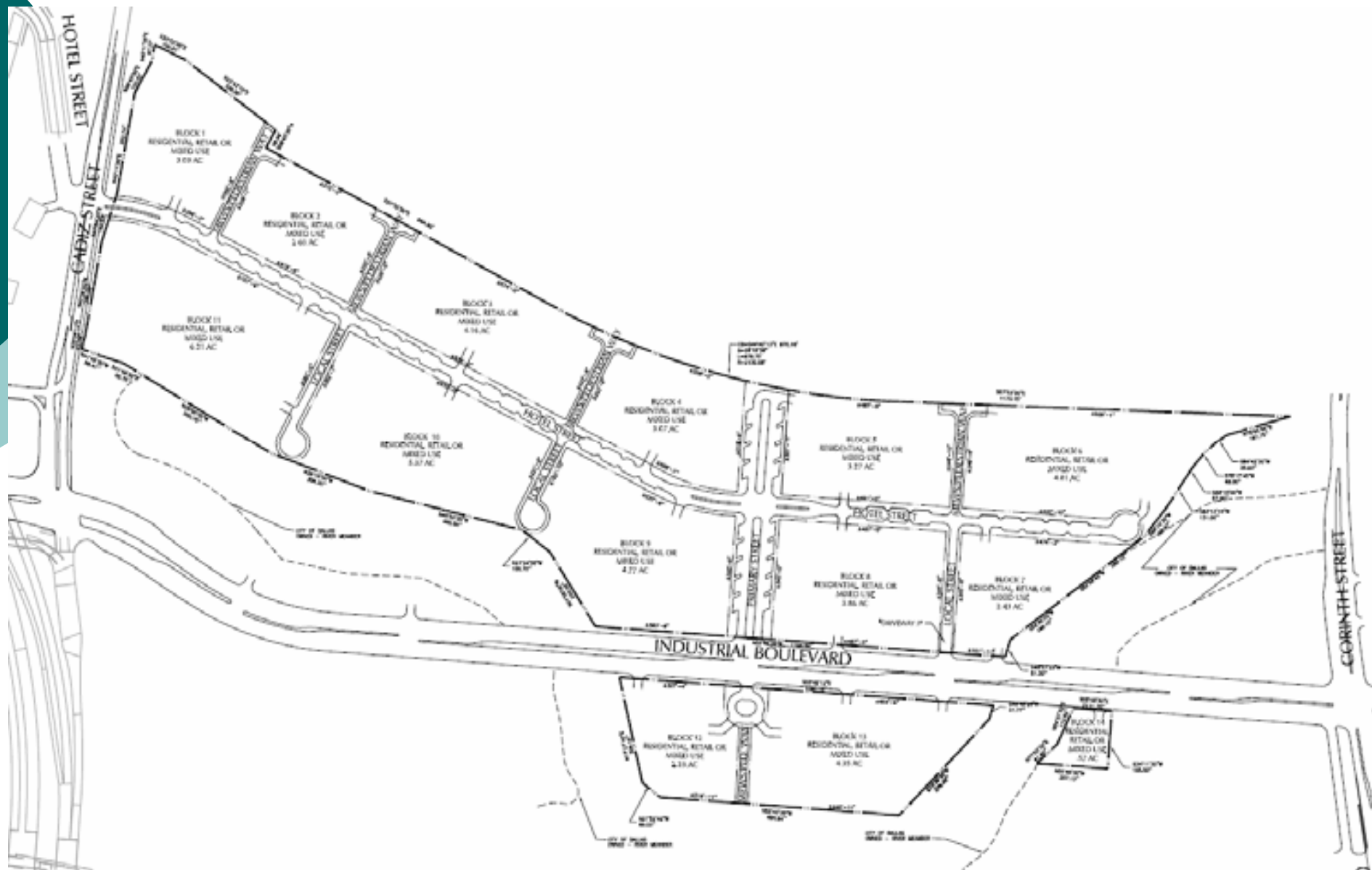
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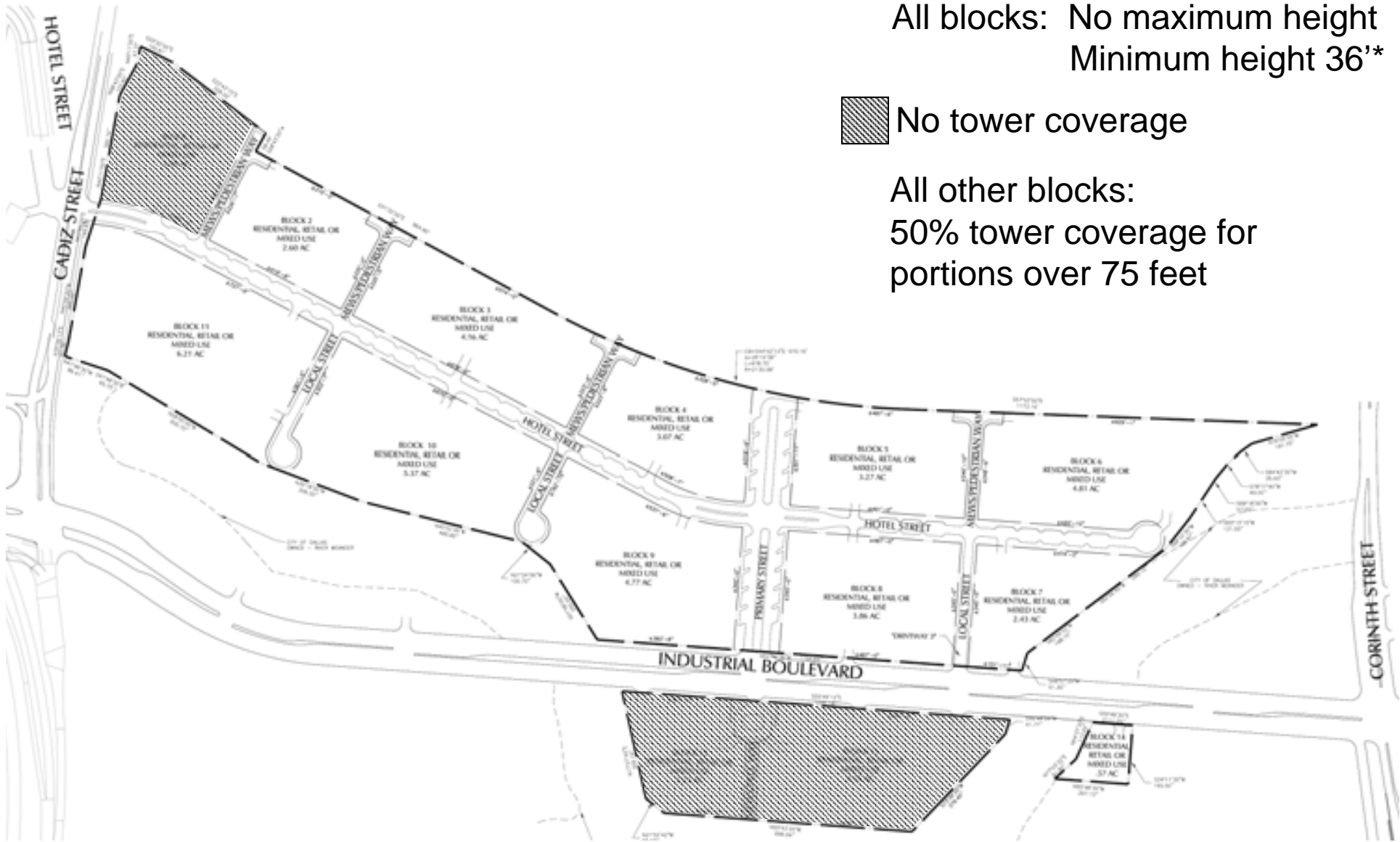
- Planned park amenities and floodway improvements within close proximity to the request site include:
 - The lakes and river amenities [anticipated construction start in 2011 and completed in 2014] include:
 - The natural lake and headwater wetlands
 - Planned boat ramp near the headwaters
 - Eco Island where the river is re-routed into two channels
 - There is also a planned levee raise [anticipated construction start in 2012 and completed in 2014] through the area along with the Belleview Trail connection [\$2M from 2006 bond funds] through the area.
 - The tollway [2010 to 2014] will be located between the levees along the Cedars West area, with planned access to Corinth.



Request Site





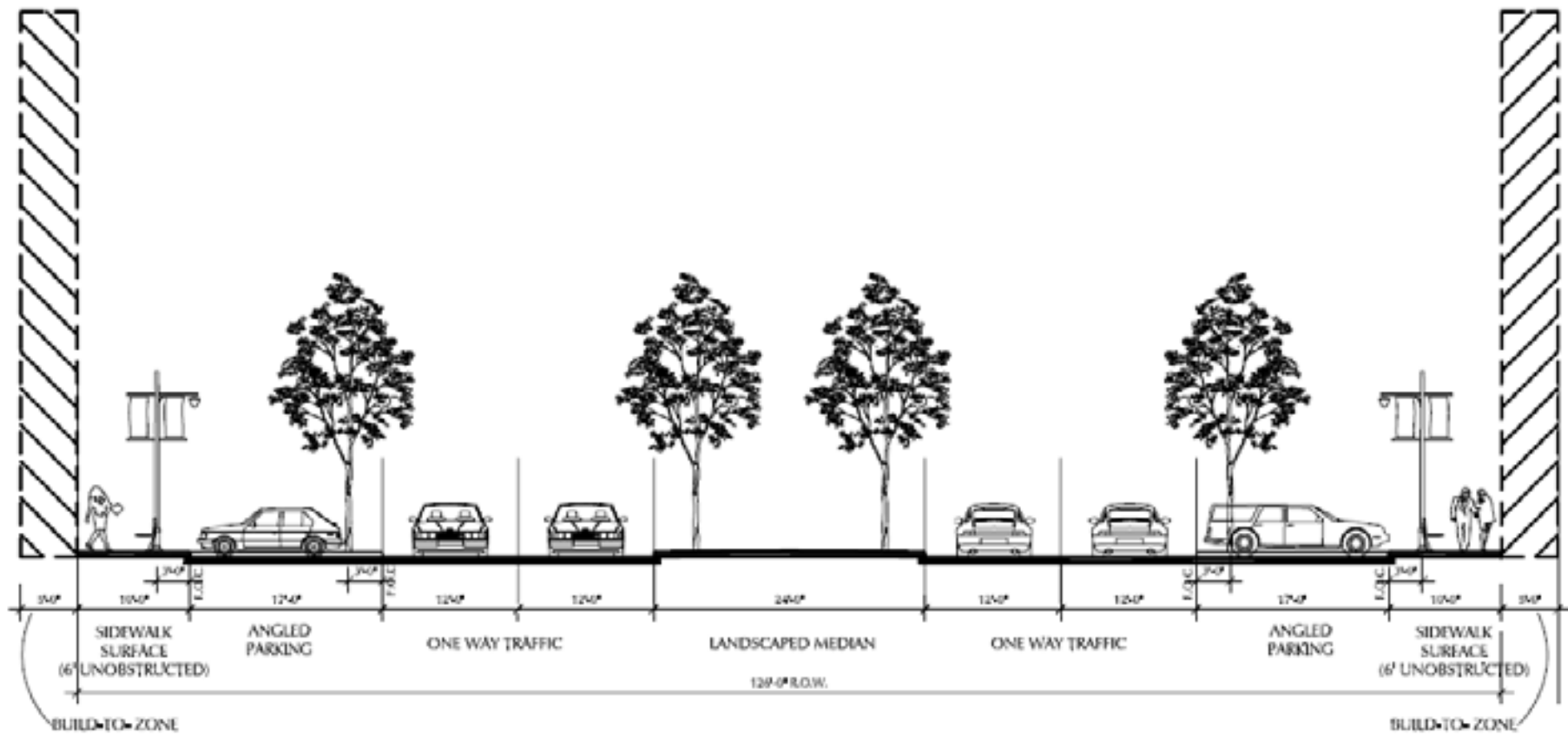


All blocks: No maximum height
Minimum height 36’*

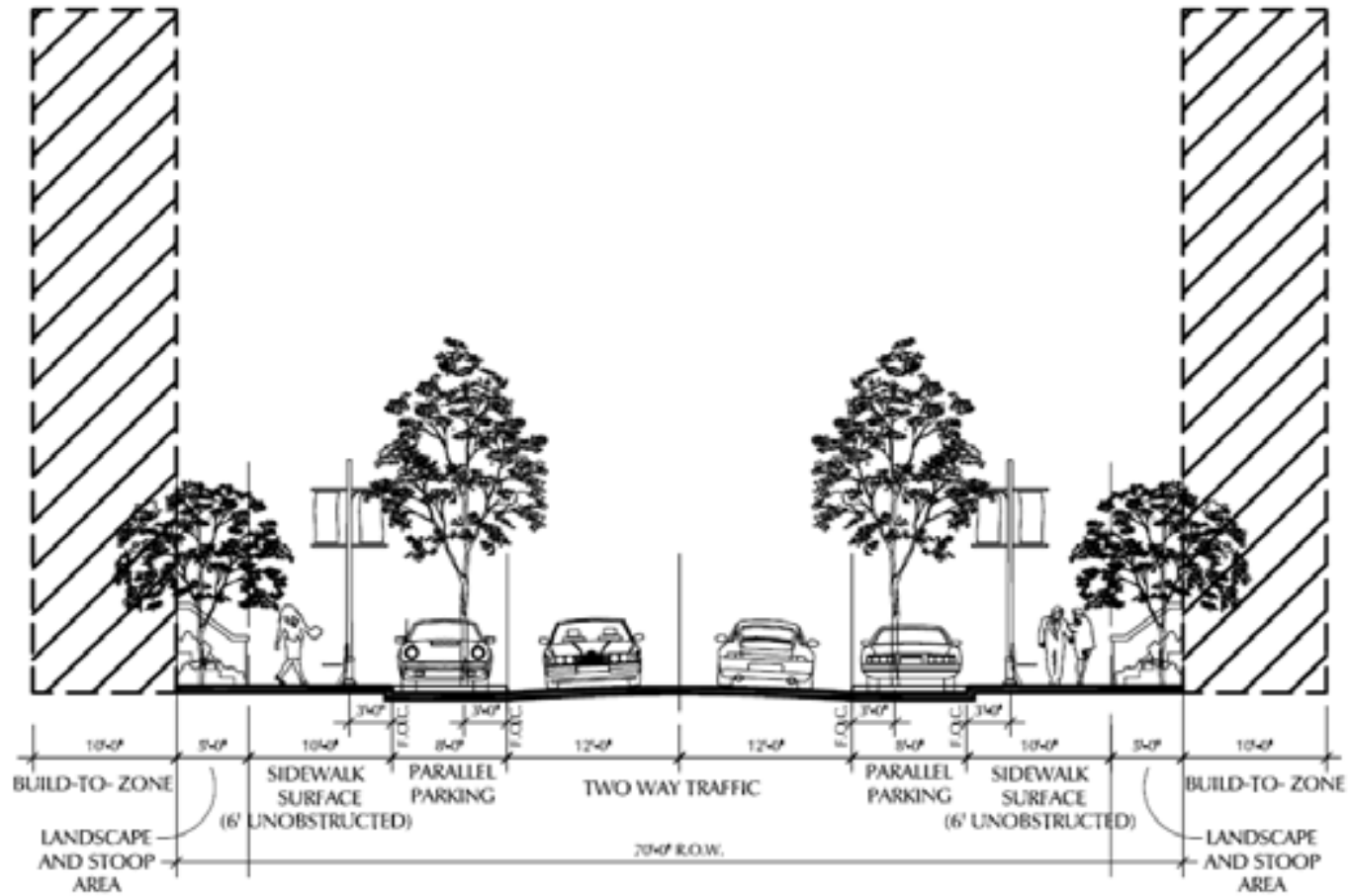
 No tower coverage

All other blocks:
50% tower coverage for
portions over 75 feet

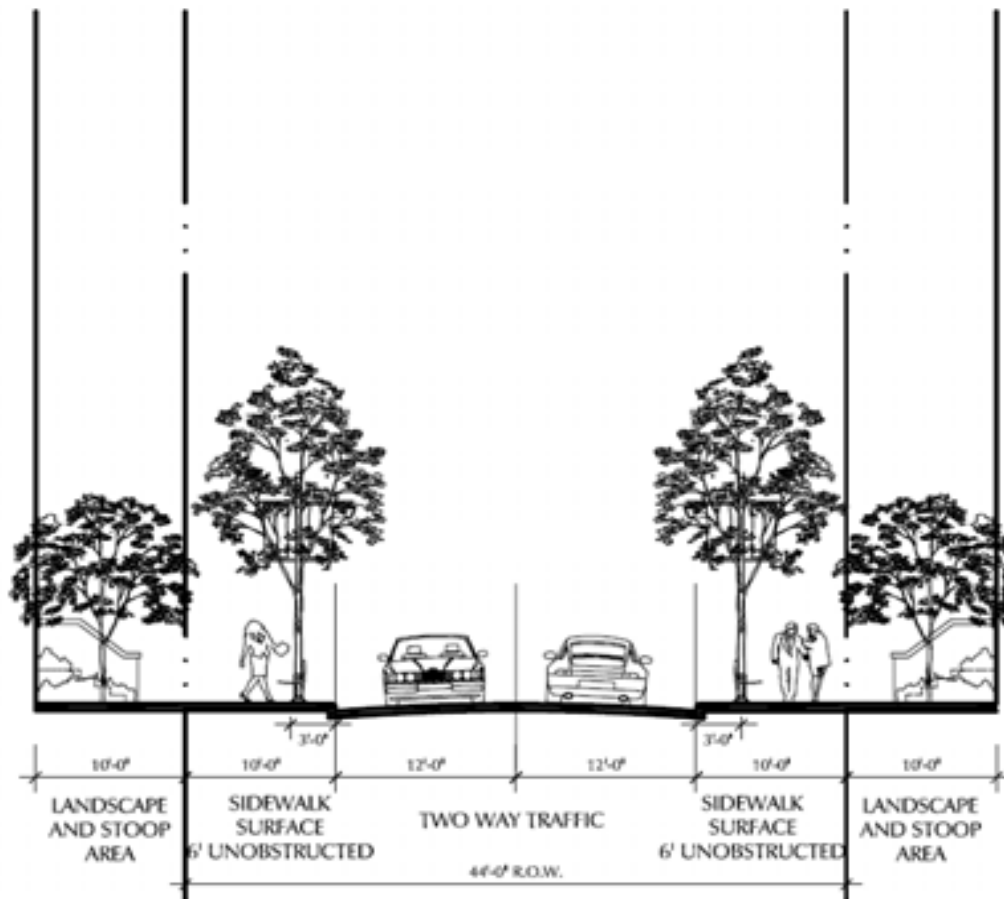
Primary Street



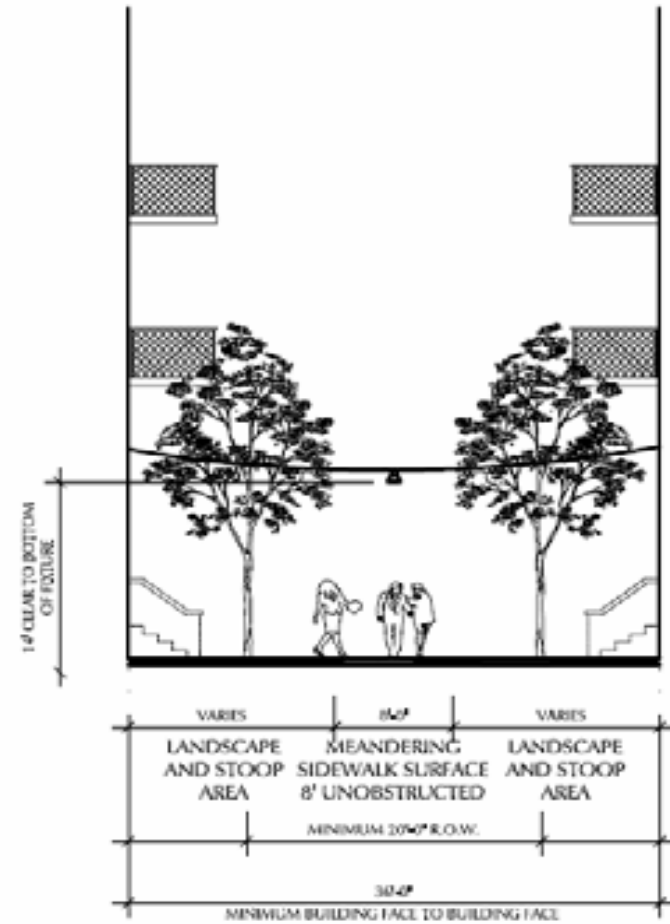
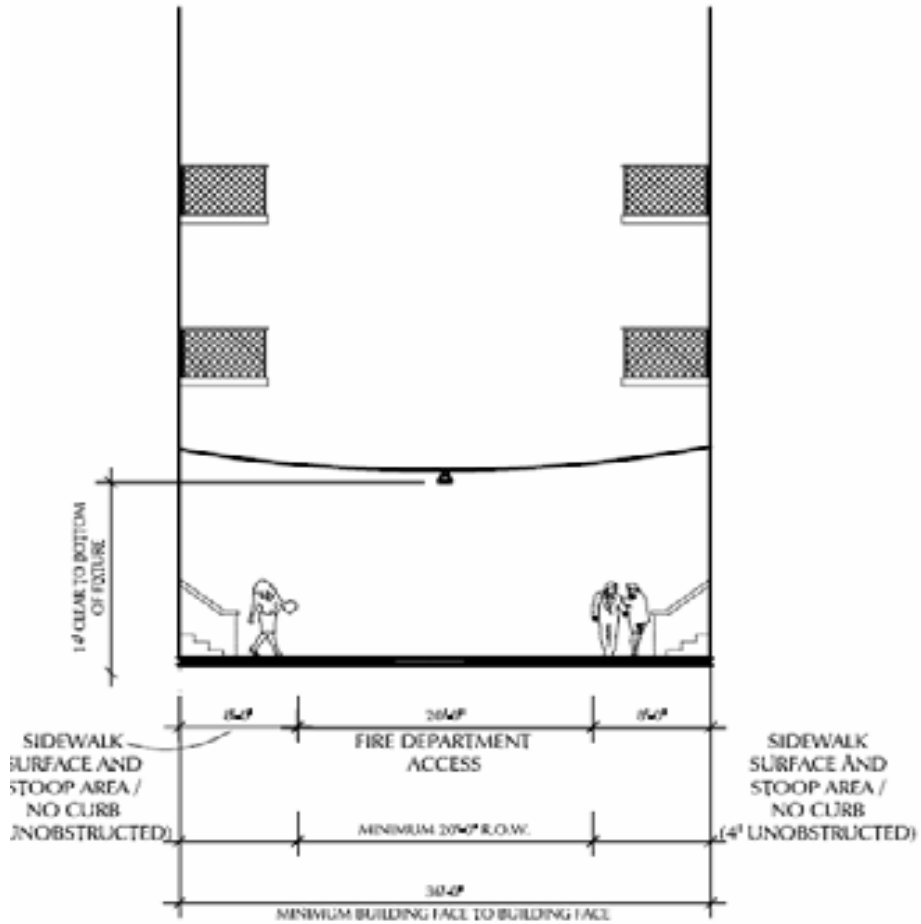
Hotel Street



Local Streets



Mews/Pedestrian Way





Staff Recommendation:

Approval, subject to a conceptual plan, street sections, and conditions



Discussion
