

Community Charrette **LINC Dallas**

[Leveraging & Improving Neighborhood Connections]

An aerial photograph of a city area, likely Dallas, with a yellow shaded region in the center-left. The shaded region is irregularly shaped and covers a mix of residential and commercial-looking areas. A vertical line separates the text 'Area D' from the rest of the title.

Area D | The Bottom / 10th Street

06.02.12

LINC Workshop | Area D

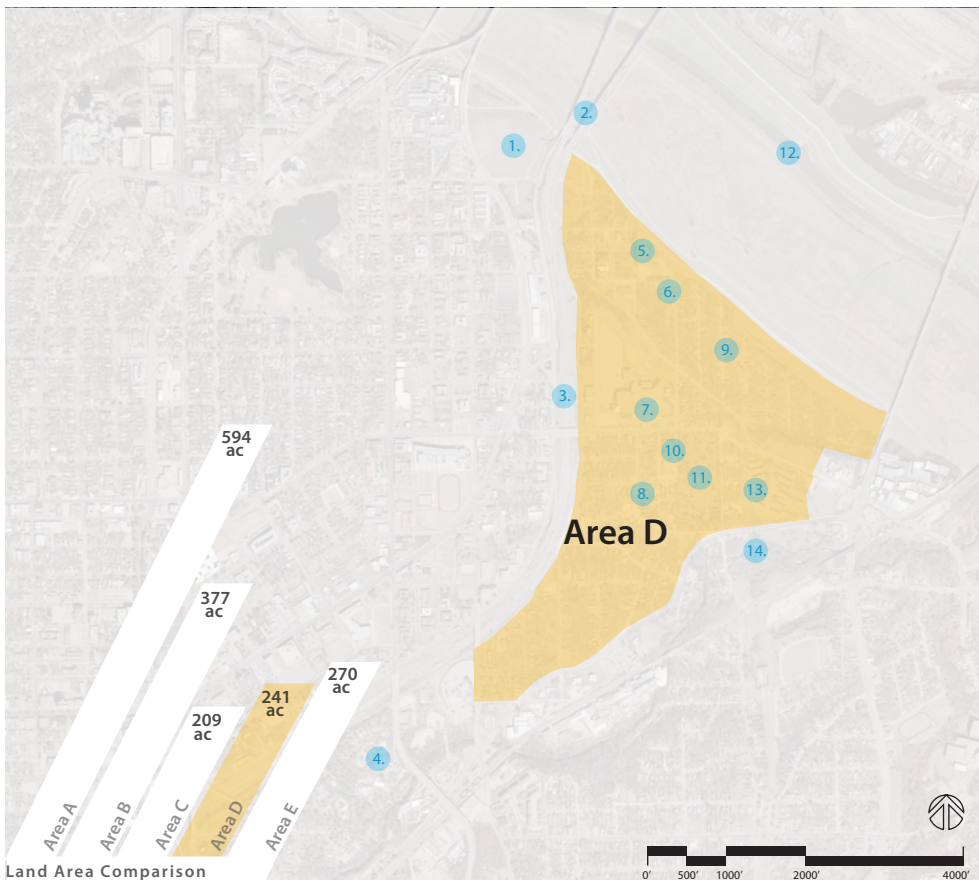
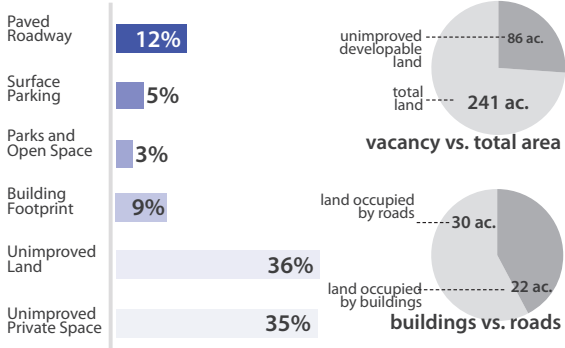
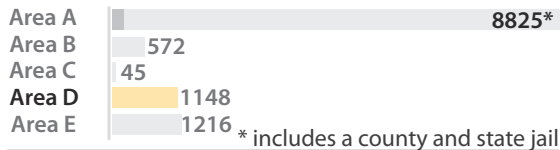
Area D is conveniently connected to Downtown Dallas, The Cedars, and the rest of South Dallas by way of two bridges across the Trinity and adjacent red and blue line DART stations. Although it has adjacency to the Trinity, a lack of formal access points to the levee and river below don't allow residents to fully take advantage of downtown views and recreational opportunities in the river. The Dallas Zoo, one of the city's best assets, sits directly adjacent and south-west of Area D.

Area D | The Bottom / 10th Street

Area Description

The 10th Street Historic District, a historic African-American “Freedman’s Town” neighborhood on hilly terrain, the area’s oldest cemetery, Oak Cliff Cemetery established in 1846 and Harlee Elementary School, built in 1934, are all part of 10th Street/Bottoms. Adjacent to this historic district is the Dallas Housing Authority’s Brackens Village, built in 1952 consists of 102 public housing units.

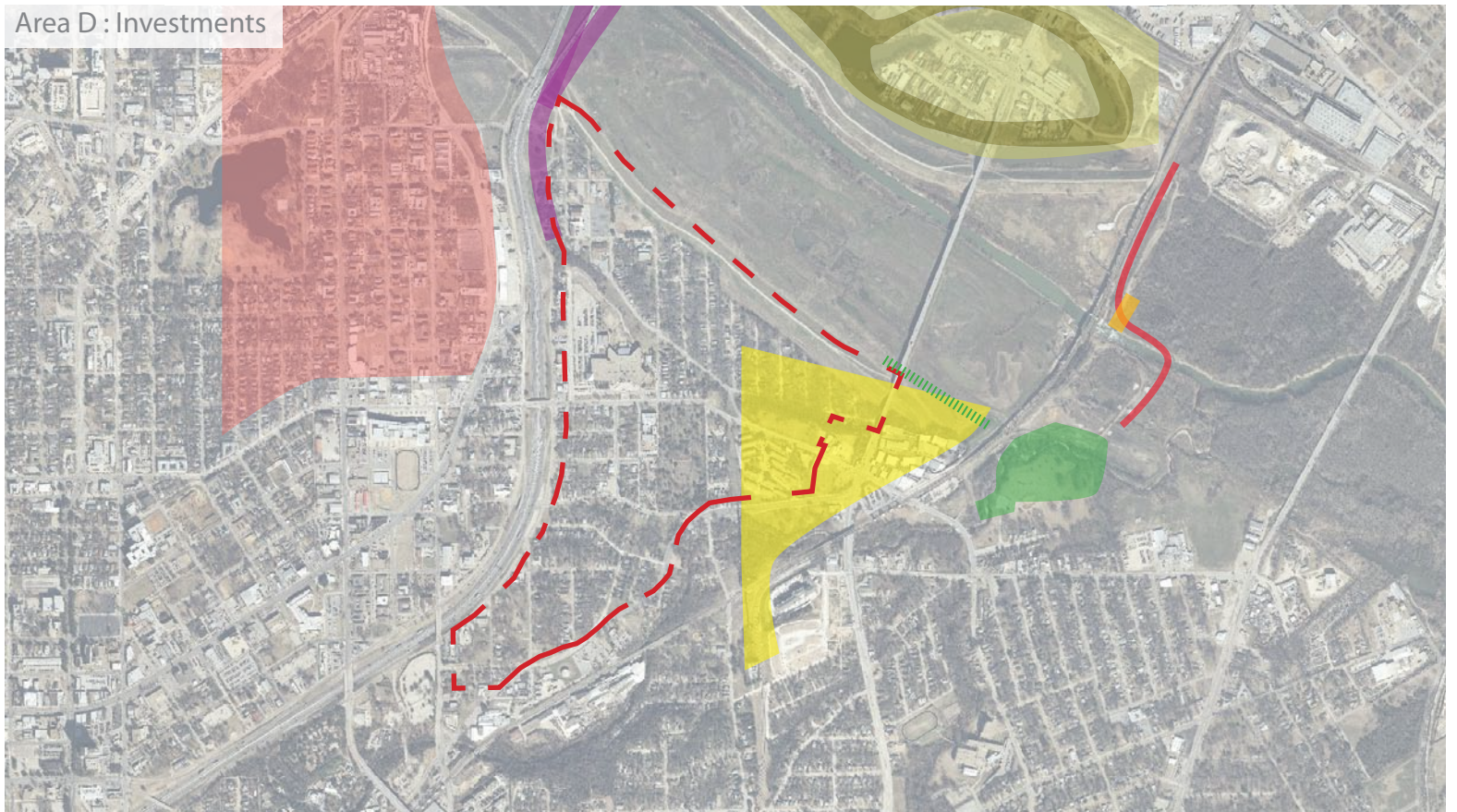
The area known as the Bottoms, is located on a low lying stretch of land adjacent to the Trinity River Levee. Established in the mid-nineteenth century, it is comprised of modest single family homes built in the 1930’s-1950’s, community churches, a city park and recreation center, and one of the highest ranked high schools in the nation, Townview Center.



Land Area Comparison

1. Old Burnett Field
2. I-35 Bridges
3. I-35
4. Dallas Zoo
5. Eloise Lundy Park
6. Eloise Lundy Rec. Center
7. Townview Magnet Center
8. 10th St. Historic District
9. The Bottom
10. Harlee School
11. Oak Cliff Cemetery
12. Trinity River
13. Brackens Village
14. Old Elevated Trinity Hts. Streetcar Line

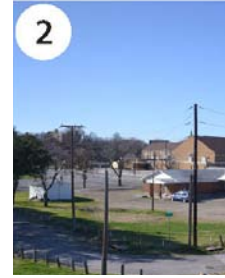
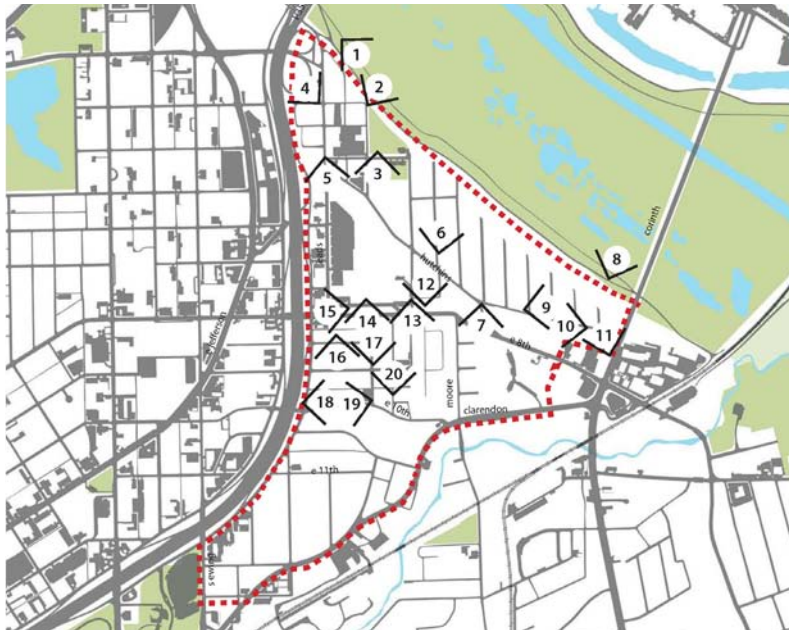
Area D: Investments



- moore park gateway
- santa fe trestle trail
- I-35 bridges/horseshoe

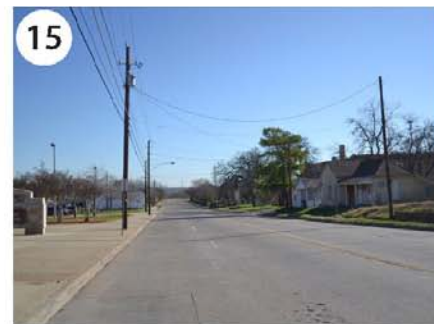
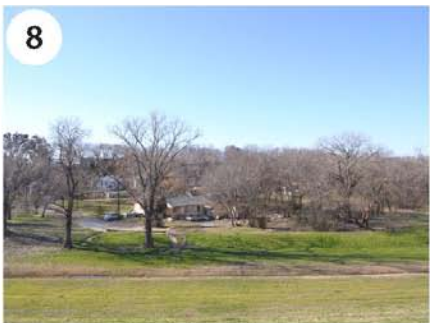
- levee remediation
- able sump / flood management
- standing wave

- TOD TIF
- OAK CLIFF GATEWAY TIF



Area Photos

The Southside area is bounded by South Lamar Avenue to the east, The DART railway to the South, the Trinity River Levee to the west, and Cadiz Street to the north.



what if we could stabilize and rebuild our neighborhood... but I worry about not having affordable housing... what about educational opportunities for our citizens and kids... **crime** on the streets, but I'm worried there is not a good area to walk... but I worry about our senior services and their safety... what about... but I worry about not being able to sell my home or rebuild... **there must be funds to rehab existing buildings...** to help improve the 10th street district, but I worry about... my lot because it's located in a historic district... **ab**



d in the model of frasier courts, bexar St., or rosemont,
at if we had more families here, but I worry about the
me must be reduced in our area... what if we had clean
to... what if we had more homeowners in lieu of renters,
what if we could keep the integrity of the neighborhood,
uild in my lot because it's located in a historic district...
what if residents establish a neighborhood association
about not being able to sell my home or rebuild in
andoned homes must be repaired or demolished...



Area Opportunities : 10th Street Historic District

During community workshops a set of questions were asked to residents, stakeholders, and business owners. This map represents opportunities within the area as identified by these groups.

General Opportunities:

opportunities for parks
historic district
good neighborhood integrity if repaired

infill opportunities
affordable housing
increasing security

nearby education
establish neighborhood association
employment opportunity



- rebuild and improve quality
- enhance park / add amenities
- infill opportunity
- institutional/civic development opportunity site

- attract more families
- commercial opportunity
- commercial opportunity
- better connections to overall area
- better connections to overall area

- reuse school building
- park
- fix church
- grocery

Area Challenges : 10th Street Historic District

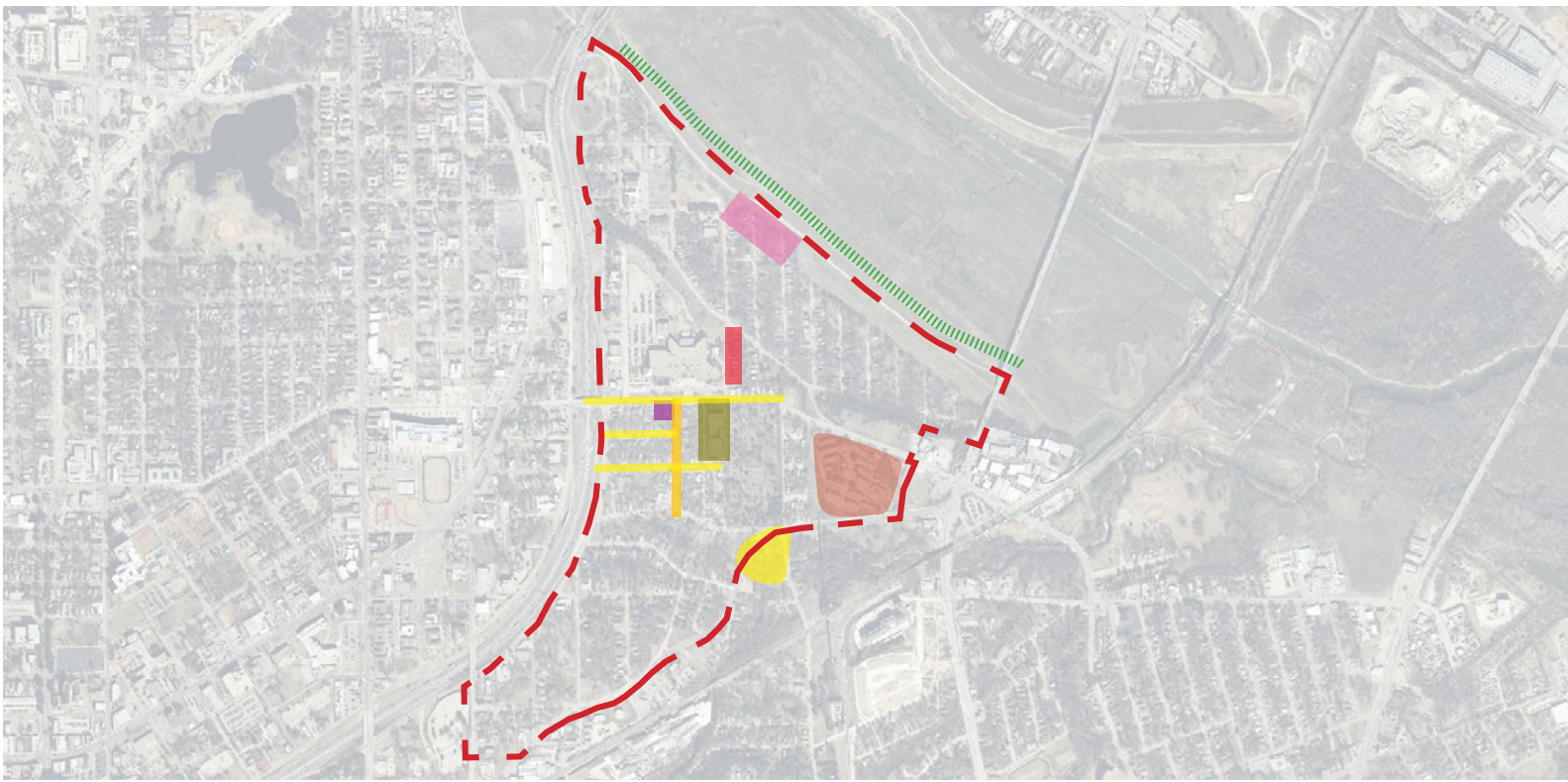
Residents, stakeholders, and business owners were also asked to identify some known challenges for development in this area. This map represents the composite information gained from this discussion.

General Challenges:

lack of grocery stores/services
general neglect throughout area
illegal activities
low police presence

need for street/sidewalk improvements
abandoned houses
vandalism
crime

plan, then nothing happens
more home owners vs. renters
land owners who rent to anyone
squatters



- undesireable uses
- abandoned homes
- poor sidewalk conditions
- barrier to trinity access

- prefer not to see this type of development grow
- school to close in 2012
- high crime areas
- flood debris / trash areas

Area Strategy : The Bottom

In 2009 a planning team from Good Fulton & Farrell met with local residents and area stakeholders to help plan the future of this area. From these meetings a Community-Wide Master Plan was created to help steward the future growth of The Bottom. Below are the Goals, Recommendations, and Implementation strategies which were developed from that plan.

Goals

- Diversified neighborhood
- Re-emergence and revitalization of neighborhood
- Model for cooperation, health & renewal

Recommendations

- Concentration of civic/institutional/religious around current location of Golden Gate Baptist Church
- Commercial mid rise with ground floor retail bordering I-35
- Mixed use high-Rise residential at the north-west corner of area to take advantage of views across the Trinity to downtown
- Improvements to Eloise Lundy Park to include a public gathering place and direct pedestrian access to a trail system and the Trinity River
- Commercial/Low-Rise for small shop retail on 8th street between Denley and Hutchins
- Multi-family mid-rise development around DART's Corinth Station, along 8th east of Hutchins Ave & on the existing Brackins Village site.
- Infill single-family residential with a variety of types and sizes while maintaining sensitive to the existing urban fabric
- Comprehensive street upgrades to include a distinctive and unified pedestrian friendly environment enhancement including planting strips with street trees, sufficiently wide sidewalks, street lighting, street furnishings, curb ramps, enhanced crosswalks, and traffic calming measures

Implementation

- Efforts should be increased to close the motel use on 8th street as a major contributor to crime in the area
- Language revisions should be considered to portions of PD 571 and PD 383 [and 388]
- Creation of an umbrella organization [Bottom Policy & Development Corporation] to effectively plan the processes, policies, coordination efforts, and implementation strategies to carry forth the master plan vision\
- Creation of the Bottom Development Authority to issue funds independent of the city for investment in The Bottom
- Creation of a Bottom Advisory Board to lead fundraising efforts, procure other non-financial resources, and provide strategic advice and guidance to advance the area's development vision



The Bottom

A Community-Wide Master Plan



GFF Planning

February 20, 2009 / DRAFT

Notes:



City of Dallas

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