

Community Charrette **LINC Dallas**

[Leveraging & Improving Neighborhood Connections]



Area E | Cedar Creek

06.02.12

LINC Workshop | Area E

Area E has the unique distinction of at-grade frontage to the Trinity River and the Great Trinity Forest. Directly adjacent to the Trinity you will find Moore Park and a loose assortment of industrial uses at the edge of Skyline Heights and Cadillac Heights residential neighborhoods.

Development in this area, particularly adjacent to the Trinity, is not very significant. A result of difficult topography, Cedar Creek's run through the site, a spattering of industrial uses on larger lots, and its location in the flood zone. The City of Dallas has explored options to extend the western levee in the future, south in order to protect Moore Park and Cadillac Heights from significant storm event flooding.

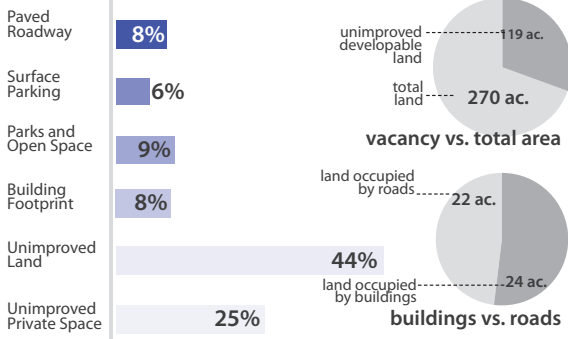
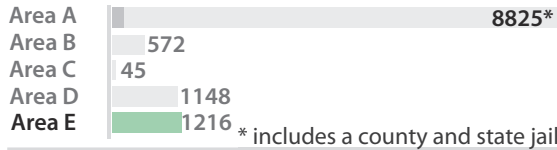
Moore Park is currently undergoing construction that will include a pavilion, an overlook, an amphitheater, picnic areas, a trailhead into the Great Trinity Forest, a chain of new wetlands, and a connection to the old Santa Fe Trestle Bridge trail and to the standing wave white-water rafting course.

Area E : Cedar Creek

Area Description

The Corinth Street DART Station anchors an under-developed intersection at 8th Street and Corinth Street, housing a mix of auto repair and recycling facilities. Directly and easily connected to The Cedars via the Corinth Street Bridge, the area backs up to The Bottom, Skyline Heights and The Heights neighborhoods.

The topography becomes interesting as Cedar Creek winds its way from parts of West Oak Cliff and the Dallas Zoo through white rock outcroppings. Single-family residential and industrial uses back up to Cedar Creek with little opportunity for direct access until the creek nears Corinth Street DART Station and Moore Park.



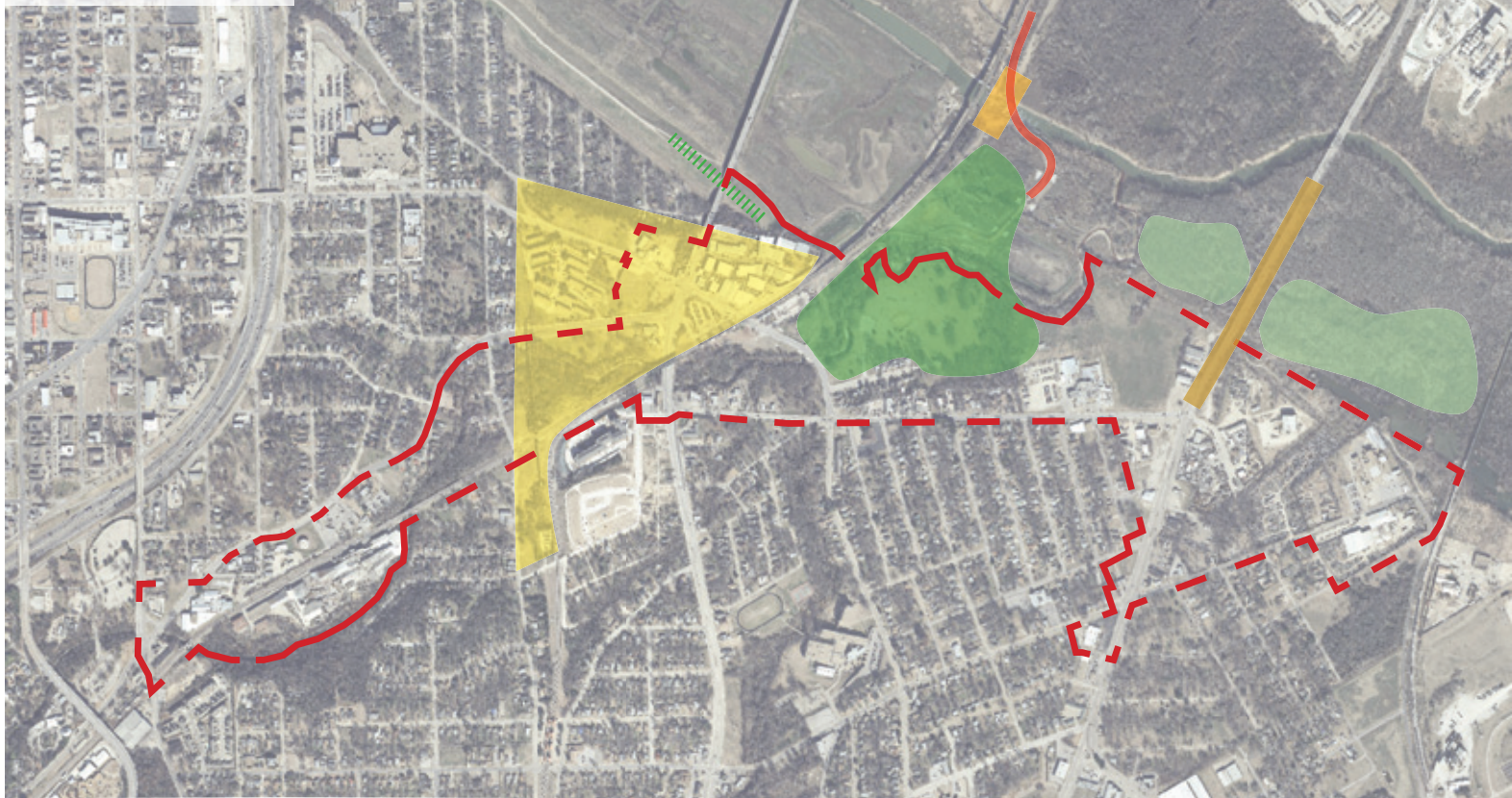
Land Area Comparison

1. Corinth Bridge
2. Corinth DART Station
3. Cedar Crest Creek
4. Red/Blue DART Line
5. Santa Fe Trestle Trail

6. Standing Wave
7. The Great Trinity Forest
8. Wetland Cell A
9. Cedar Crest Bridge
10. Wetland Cell B

11. Moore Park

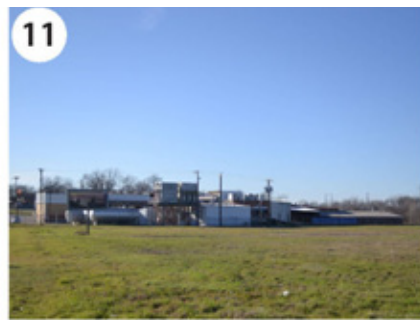
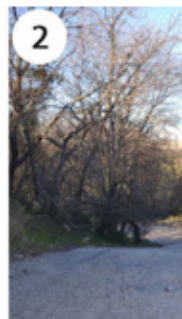
Area E : Investments



- moore park gateway
- santa fe trestle trail
- upper chain of wetlands

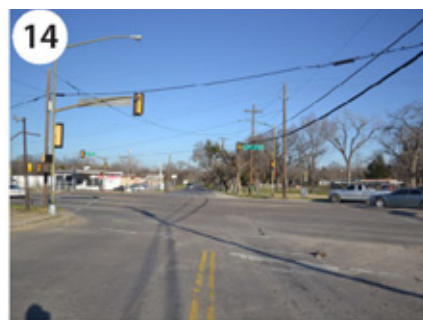
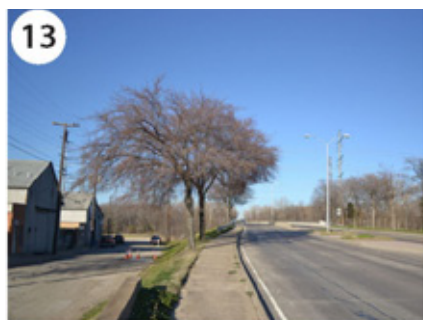
- levee remediation
- cedar crest bridge enhancements
- standing wave

TODTIF



Area Photos

This area is bounded by the Trinity River Levee to the east, loosely by Morrell Avenue, E 11th Street, and Cedar Creek to the south, and Clarendon to the north.



what if there were more amenities in moore park, but river... **we must work with realtors to promote area...** to the zoo, but I worry about lack of lighting on all streets golf course and fair park, but I worry about the quality could keep single family housing and improve sidewalks not maintained... **a mix of demographics and middle i** could create mixed-use anchors as gateways into the co area... **We must increase population with moderate i** what if we could create a retail venue with live entertain



I worry about the nature of businesses adjacent to the
... what if there were better sidewalks on 11th street and
... etc... what if we encouraged a link between cedar crest
... y of businesses on cedar crest boulevard... what if we
... s, but I worry about vacant houses and occupied homes
income residents must move to this area... what if we
... mmunity, but I worry about heavy industrial uses in the
income townhomes and single family infill homes...
... nment, but I worry about the general crime in the area...



Area E : Opportunities

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:

small scale development opportunity
opportunity to increase population in a contextually sensitive way
create attractions to bring in urban visitors

best views of downtown
opportunity for more housing
connected location within city



- mixed use development opportunity
- development potential
- opportunity for iconic bridge
- retail and entertainment corridor
- closer links to services

- better moore park amenities
- streetscape and signage improvements
- more attractive, clean, safe, well lit trinity
- retail / services
- opportunity to connect with zoo

- anchor development opportunity
- gateway opportunity / views to downtown
- opportunity for improved park connections
- views

Area E : Challenges

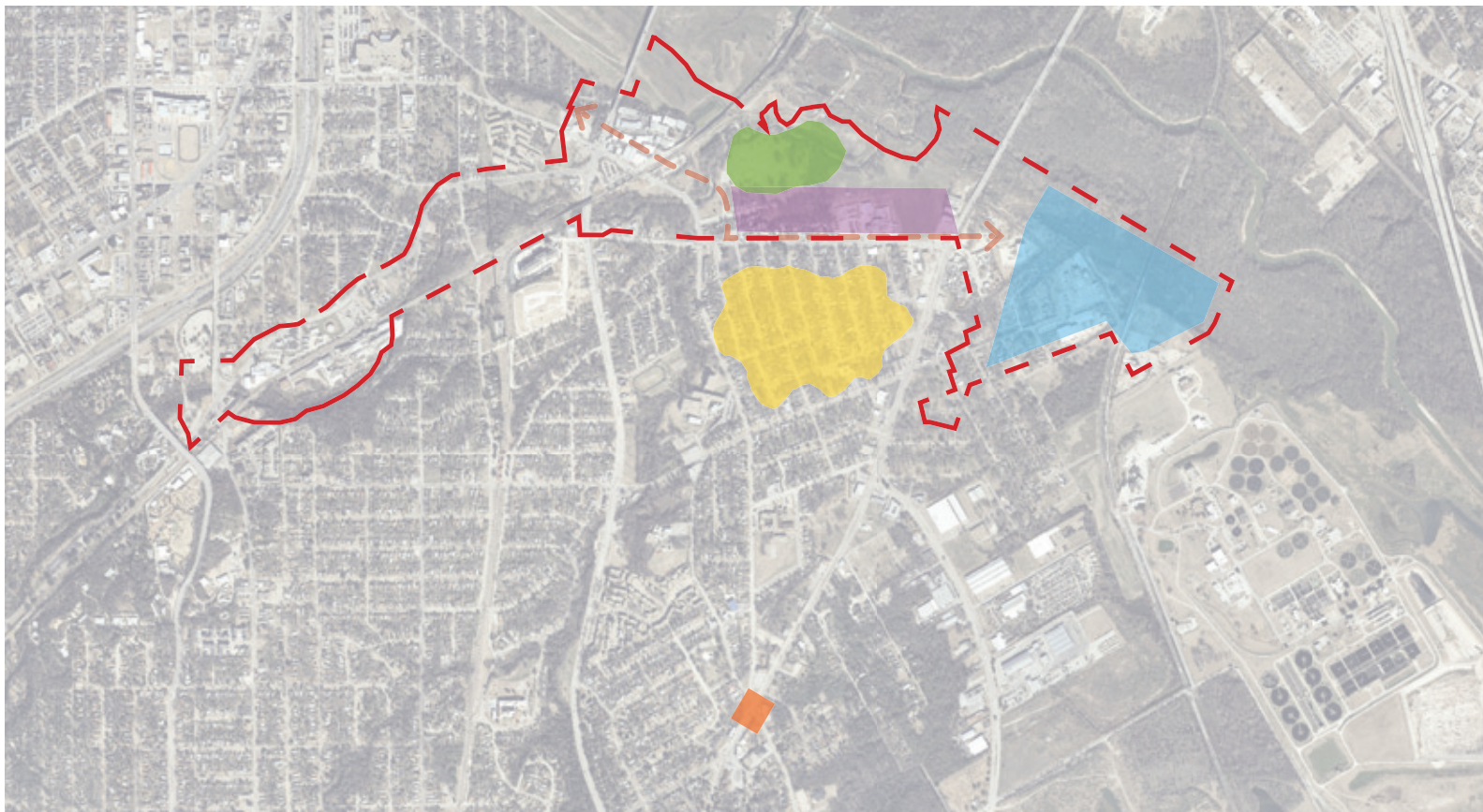
Residents, stakeholders, and business owners were also asked to identify some known challenges for development in this area. This map represents the composite information gained from this discussion.

General Challenges:

lack of services
lack of retail and small businesses
needs service stations
needs quality supermarkets

more middle income residents needed
sidewalks in disrepair
heavy industrial uses to stay
poor street lighting

poor promotion of area
poor code enforcement
alcohol sales
speeding along 11th and cedar crest



type of uses

industrial uses & pollution

signage / traffic safety

poor sidewalks

drug activity

few recreation choices for children

Notes:



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