

# Memorandum



CITY OF DALLAS

DATE 6 September 2013

TO The Honorable Members of the Transportation and Trinity River Project Committee: Vonciel Jones Hill (Chair), Lee Kleinman (Vice Chair), Monica Alonzo, Tennell Atkins, Sandy Greyson, Sheffie Kadane

SUBJECT **Good Neighbor Plan Initiative Update**

On Monday, 9 September 2013, the Transportation and Trinity River Project Committee will be briefed on the progress of the Good Neighbor Plan Initiative. The material is attached for your review.

Please feel free to contact me if you need additional information.

A handwritten signature in black ink that reads "Theresa O'Donnell".

Theresa, O'Donnell  
Interim Assistant City Manager

c: A.C. Gonzalez, Interim City Manager  
Warren M.S. Ernst, Interim City Attorney  
Rosa A. Rios, City Secretary  
Judge Daniel Solis, Administrative Judge  
Craig D. Kinton, City Auditor  
Ryan S. Evans, Interim First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Forest E. Turner, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Charles M. Cato, Interim Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Frank Libro, Public Information Officer  
Elsa Cantu, Assistant to the City Manager, Mayor and Council Office

# Good Neighbor Plan Initiative Update

## Transportation & Trinity River Project Committee

9 September 2013

Dallas Love Field  
*Phase One Final Report*



# PURPOSE

- As briefed to the Transportation and Environmental Committee in September 2012, committee would receive regular updates on the progress of the Good Neighbor Plan Initiative at Dallas Love Field
- Present the results of the public meeting and comments received during the phase 1 outreach
- Outline the development concepts proposed for phase 2 of the initiative

# GOOD NEIGHBOR PLAN INITIATIVE

- Vision of Dallas Love Field
- Improve the appearance in and around Dallas Love Field
- Promote economic development opportunities
- Expand on the City of Dallas' goals of developing livable, walkable and interconnected neighborhoods
- Gain public input for ongoing plans for improvement, development, and goals, using the Downtown Dallas 360 Plan as a template



# BACKGROUND

- Transportation Committee Updated – September 2012
- Public Involvement – Fall 2012
  - Informed community of Good Neighbor Plan Initiative
  - Engaged community and obtain input on wants and concerns related to Good Neighbor Plan Initiative
  - Used input to gain a better understanding of wants in specific areas

# PHASE 1

- Good Neighbor Plan Initiative to enhance the physical and economic development of the airport and its bordering neighborhoods
- Phase One:
  - Public Outreach
  - Proposed Enhancements
- Use input from 10 public meetings for the MPU\* and eALP\*
- Identified potential changes for areas of Airport Property to be included in the MPU

\*MPU= Master Plan Update

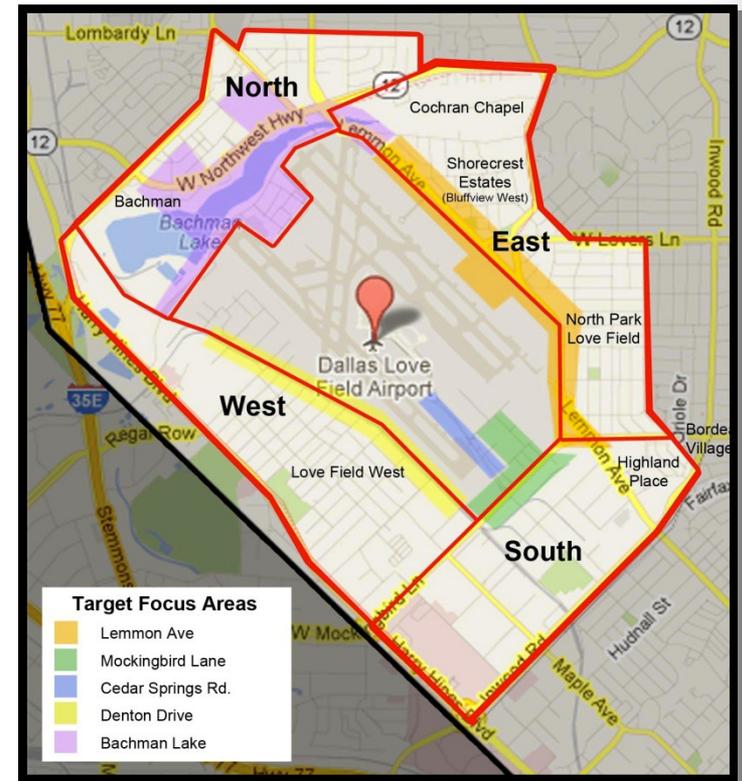
\*eALP= Electronic Airport Layout Plan



East Zone Resident Meeting

# PUBLIC INVOLVEMENT PLAN - PHASE ONE

- Phase One included the following:
  - Public involvement plan development
  - Project branding
  - Stakeholder database
  - Creation of marketing materials including website, newsletter and stakeholder presentations
  - 10 public meetings with residents and business representatives



Target focus area map

# OUTREACH METHODS

- Door hangers \*
  - Telephone calls
  - Email blasts
  - Letters \*
  - Posters \*
  - Newsletters \*
  - Website
- \*Bilingual Spanish/ English

## PUBLIC MEETING

Tuesday, October 9, 2012 at 6:00 p.m.  
K.B. Polk Recreation Center  
6801 Roper St. Dallas, TX 75209



Dallas Love Field is inviting you to this public meeting to provide your input on the Good Neighbor Plan initiative regarding future development and improvement projects in your neighborhood near Love Field Airport.

**DUE TO SPACE LIMITATIONS, PLEASE NOTIFY US BY PHONE OR EMAIL IF YOU PLAN TO ATTEND.**

  
 DALLAS LOVE FIELD AIRPORT

  
 DALLAS LOVE FIELD AIRPORT

Dallas Love Field is inviting you to this public meeting to provide your input on the Good Neighbor Plan initiative regarding future development and improvement projects in your neighborhood near Love Field Airport.

**PUBLIC MEETING**

October 25, 2012, 6:00 p.m.  
Grawwyle Park Recreation Center  
7780 Harry Hines Blvd., Dallas, TX 75235

For more information or a list of other upcoming public meetings for this initiative, call 214-256-4040, email [public@goodneighborplan.com](mailto:public@goodneighborplan.com) or visit [www.dallas-lovefield.com](http://www.dallas-lovefield.com) and click on the Good Neighbor link.

*Due to space limitations, please notify us via phone or email listed above if you plan on attending. Also, please notify us if you require special accommodations or language translation.*

  
 DALLAS LOVE FIELD AIRPORT

Dallas Love Field lo invita a esta reunión abierta para obtener sus comentarios para la iniciativa del Plan de Buena Vecindad en relación con proyectos futuros de desarrollo e mejoramiento de su vecindario en la proximidad del Aeropuerto Love Field Airport.

**REUNIÓN ABIERTA AL PÚBLICO**

25 de Octubre de 2012, 6:00 p.m.  
Grawwyle Park Recreation Center  
7780 Harry Hines Blvd., Dallas, TX 75235

COMUNIQUESE CON NOSOTROS  
214-256-4040  
[public@goodneighborplan.com](mailto:public@goodneighborplan.com)

Para obtener más información, visite la página web [www.dallas-lovefield.com](http://www.dallas-lovefield.com) y presione en la liga de Good Neighbor (Buena Comunidad).

*Debido a limitaciones de espacio, le pedimos al gran favor de reservar la plaza ya sea vía telefónica o correo electrónico al número y dirección que se indican arriba. También notificanos si necesitas asistencia especial o traducción a otro idioma.*



FALL 2012 | [WWW.DALLAS-LOVEFIELD.COM](http://WWW.DALLAS-LOVEFIELD.COM)

## Being a Good Neighbor

The Dallas Love Field Good Neighbor Plan (GNP) is an initiative to enhance the physical and economic development of the airport's surrounding community, roadways, promoting economic development, and expanding the recreational and pedestrian connections in the neighborhoods surrounding Love Field.

Dallas Love Field is in the process of reconstructing the airport's terminal and main facilities, known as the Love Field Modernization Program (LFMP). Under the GNP, we'll also look to enhance the entrance to Love Field and promote other on-airport improvements that will benefit passengers and the general public.

**Love Field, 2014.** The proposed reconstruction goals include: enhancing the urban experience, transportation environment, and providing green space that can be applied to use we too are saving land and

We want Love Field and the surrounding communities to equally benefit from enhancing the community we share. And we believe the Good Neighbor Plan initiative is a great starting point.

### CONTACTS

- General Inquiries  
214-256-4040  
[public@goodneighborplan.com](mailto:public@goodneighborplan.com)
- Mark Duebner  
Director of Aviation, City of Dallas  
214-670-6080  
[mark.duebner@dallascityhall.com](mailto:mark.duebner@dallascityhall.com)

# PUBLIC MEETING SCHEDULE AND ATTENDANCE

- 10 public meetings for residents and business representatives

DATE	MEETING	NUMBER OF ATTENDEES
10/09/12	East Zone Residential Meeting (North) <i>Shorecrest Estates, Cochran Chapel</i>	14
10/16/12	East Zone Business Meeting	9
10/16/12	East Zone Residential Meeting (South) <i>North Park</i>	38
10/18/12	Dallas Love Field Tenants Meeting	30
10/23/12	South Zone Business Meeting	10
10/25/12	South Zone Residential Meeting	2
10/30/12	West Zone Business Meeting	6
11/08/12	West Zone Residential Meeting	34
11/13/12	North Zone Residential Meeting	6
11/15/12	North Zone Business Meeting	7
<b>TOTAL</b>		<b>156</b>

See page 6 for a map of these zones

# BREAKOUT ACTIVITY

- Asked participants to establish priorities by identifying those areas of high interest:

1. Landscaping and Streetscaping
2. Pedestrian Connections
3. Transportation Connections
4. Transit-Oriented Development
5. Public and Open Spaces
6. Office Spaces
7. Retail Spaces
8. Buffers (Visual and Physical)

The handout is titled "Good Neighbor Initiative Goal Rating Activity" and is presented in both English and Spanish. It includes the following sections:

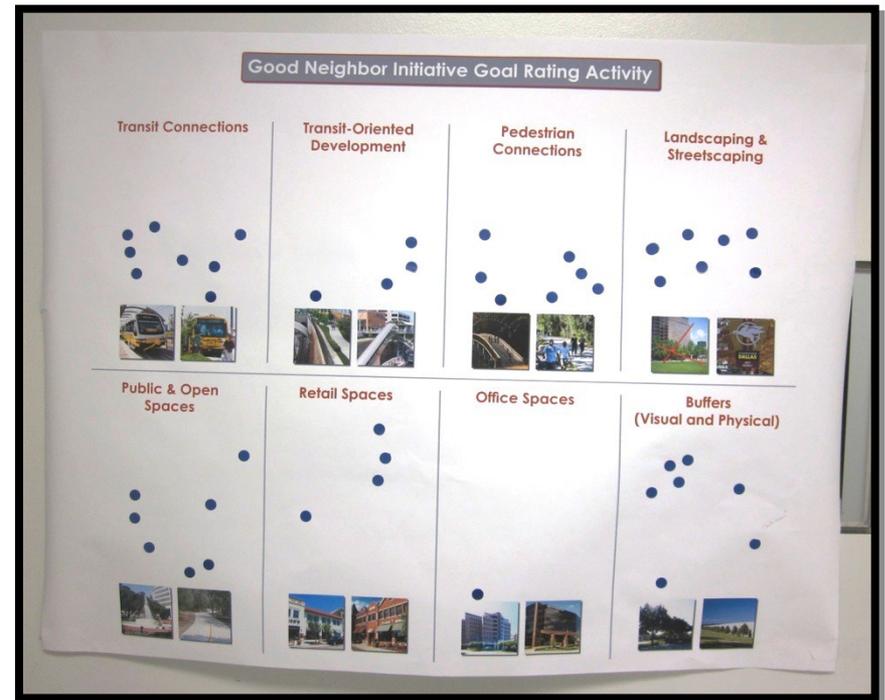
- Purpose:** The purpose of this activity is to gain an understanding of the priorities for your neighborhood and discuss your wants and concerns in your community. Input obtained may be incorporated into developing the Good Neighbor Plan Initiative.
- Instructions:**
  1. Place your dots on the board.
  2. Discuss amongst your group what the highest priorities were for the entire group.
  3. Document your priorities and specific wants for the priorities on your group's flip chart.
- Activity Categories:**
  - TRANSIT CONNECTIONS:** Description: Access to airport and neighborhoods via rail or bus. Example: Direct shuttle from Dallas Love Field to DART rail station, benches/shelters at bus stations.
  - TRANSIT-ORIENTED DEVELOPMENT:** Description: Development around transit stations. Example: Retail, office or living space around transit stations (i.e. Mockingbird Station).
  - PEDESTRIAN CONNECTIONS:** Description: Sidewalks, crosswalks, pedestrian bridges. Example: Specific areas where neighborhoods need better connections to Dallas Love Field and/or surrounding communities.
  - LANDSCAPING/STREETSCAPING:** Description: Trees, plants, way-finding signs, public art, monuments. Example: Landscaping improvements around Bachman Lake.
  - PUBLIC/OPEN SPACES:** Description: Hike and bike trails, walking/running paths. Example: Public parks, dog parks, improved trails.
  - RETAIL SPACES:** Description: Restaurants, stores, strip centers. Example: Sidewalk cafes, boutique shops, free-standing stores.
  - OFFICE SPACES:** Description: Small office buildings. Example: Four-story office buildings to increase economic development.
  - BUFFERS (VISUAL AND PHYSICAL):** Description: Buffers around Dallas Love Field to separate view of the airport from the neighborhoods. Examples: Large trees, berms, fences, decorative walls.

The handout also features the logo for "the good neighbor plan DALLAS LOVE FIELD AIRPORT" and includes a bilingual version of the instructions and categories.

Bilingual Breakout Activity Instruction Handout

# BREAKOUT ACTIVITY BOARD

- Meeting attendees placed eight dots on an activity board under the categories in which they would like to see developments or improvements
- Could place one dot in each category, all eight in one category, or any other combination



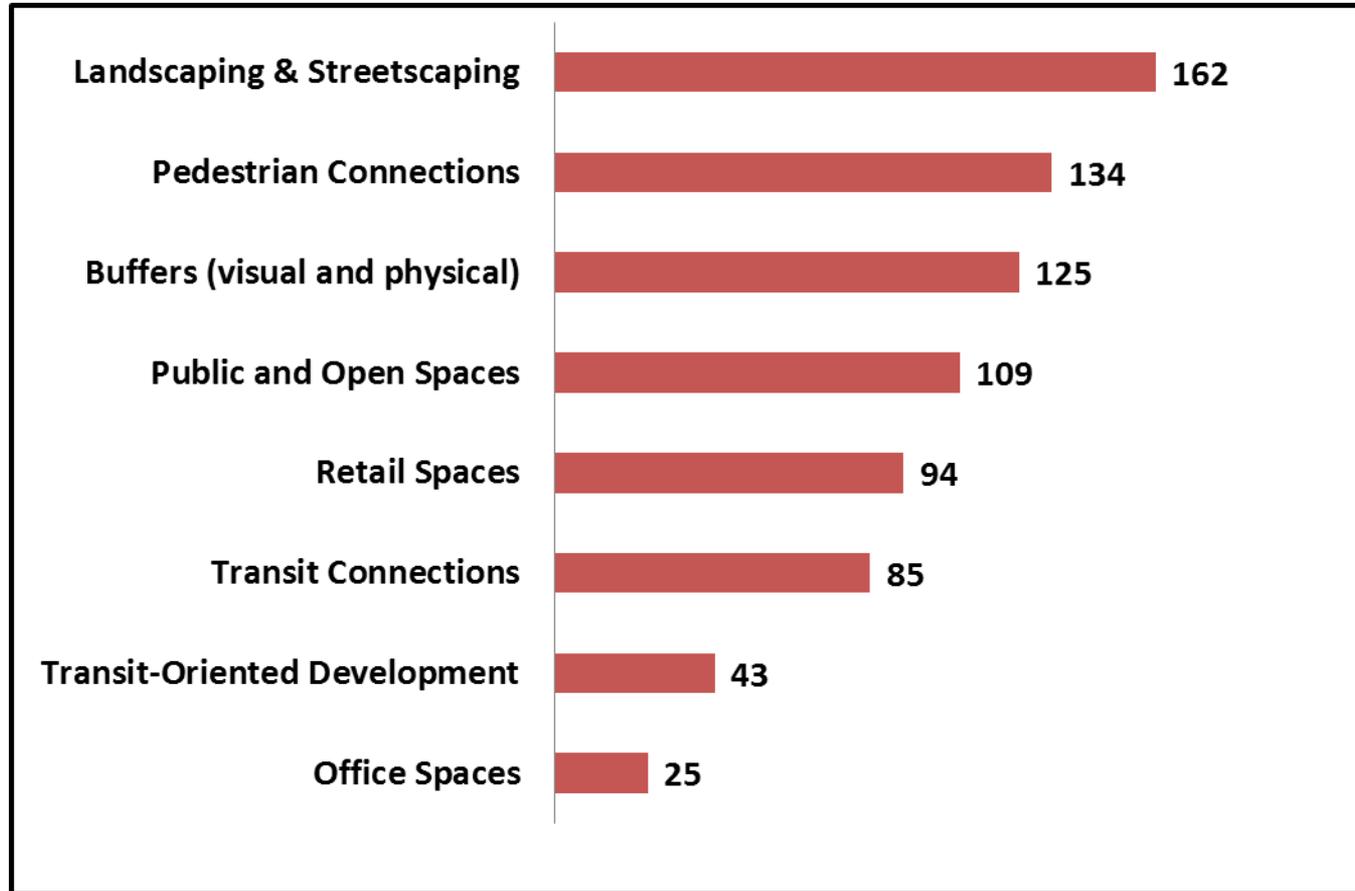
Breakout Activity Board from  
East Zone Residential Meeting (South)

# BREAKOUT ACTIVITY RESULTS BY MEETING

MEETING	LANDSCAPING & STREETSCAPING	PEDESTRIAN CONNECTION	BUFFERS (VISUAL & PHYSICAL)	PUBLIC AND OPEN SPACES	RETAIL SPACES	TRANSIT CONNECTIONS	TRANSIT-ORIENTED DEVELOPMENT	OFFICE SPACES
East Zone Residential (N)	<b>26</b>	16	<b>26</b>	<b>18</b>	7	4	6	0
East Zone Business	<b>11</b>	6	3	6	<b>9</b>	<b>10</b>	0	0
East Zone Residential (S)	<b>27</b>	<b>31</b>	<b>32</b>	21	7	17	6	5
Airport Tenants	<b>30</b>	17	18	19	<b>22</b>	<b>27</b>	10	3
South Zone Business	<b>14</b>	5	<b>11</b>	3	8	4	8	<b>11</b>
South Zone Residential	<b>3</b>	<b>3</b>	<b>2</b>	0	0	0	0	0
West Zone Business <sup>1/</sup>	<b>0</b>	0	0	0	<b>0</b>	0	0	<b>0</b>
West Zone Residential	<b>35</b>	<b>43</b>	27	31	<b>35</b>	15	6	2
North Zone Residential	<b>8</b>	<b>6</b>	1	4	1	<b>6</b>	5	0
North Zone Business	<b>8</b>	<b>7</b>	5	<b>7</b>	5	2	2	4
TOTAL	<b>162</b>	<b>134</b>	<b>125</b>	<b>109</b>	<b>94</b>	<b>85</b>	<b>43</b>	<b>25</b>

NOTE: ITEMS IN RED DENOTE TOP PRIORITIES OF EACH ZONE

# OVERALL BREAKOUT ACTIVITY RESULTS



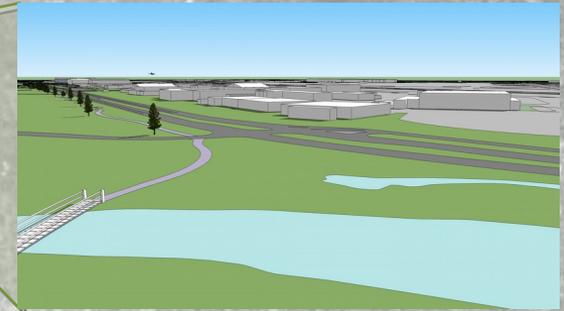
# ALTERNATIVES

## LANDSCAPING AND STREETSCLAPING

- Signage
- Median Improvements (Landscaping)
- Beautification

# ALTERNATIVES PEDESTRIAN CONNECTIONS

- Pedestrian walkway/bikepath around airport
- Connection across Lemmon Ave. near Bachman Lake
  - striping
  - new pavement
  - bridge



Source: ESRI Ortho Imagery, 2011.

# ALTERNATIVES

## BUFFERS VISUAL AND PHYSICAL

- Aesthetically pleasing fence-line that meets Transportation Security Administration requirements
- Phased implementation

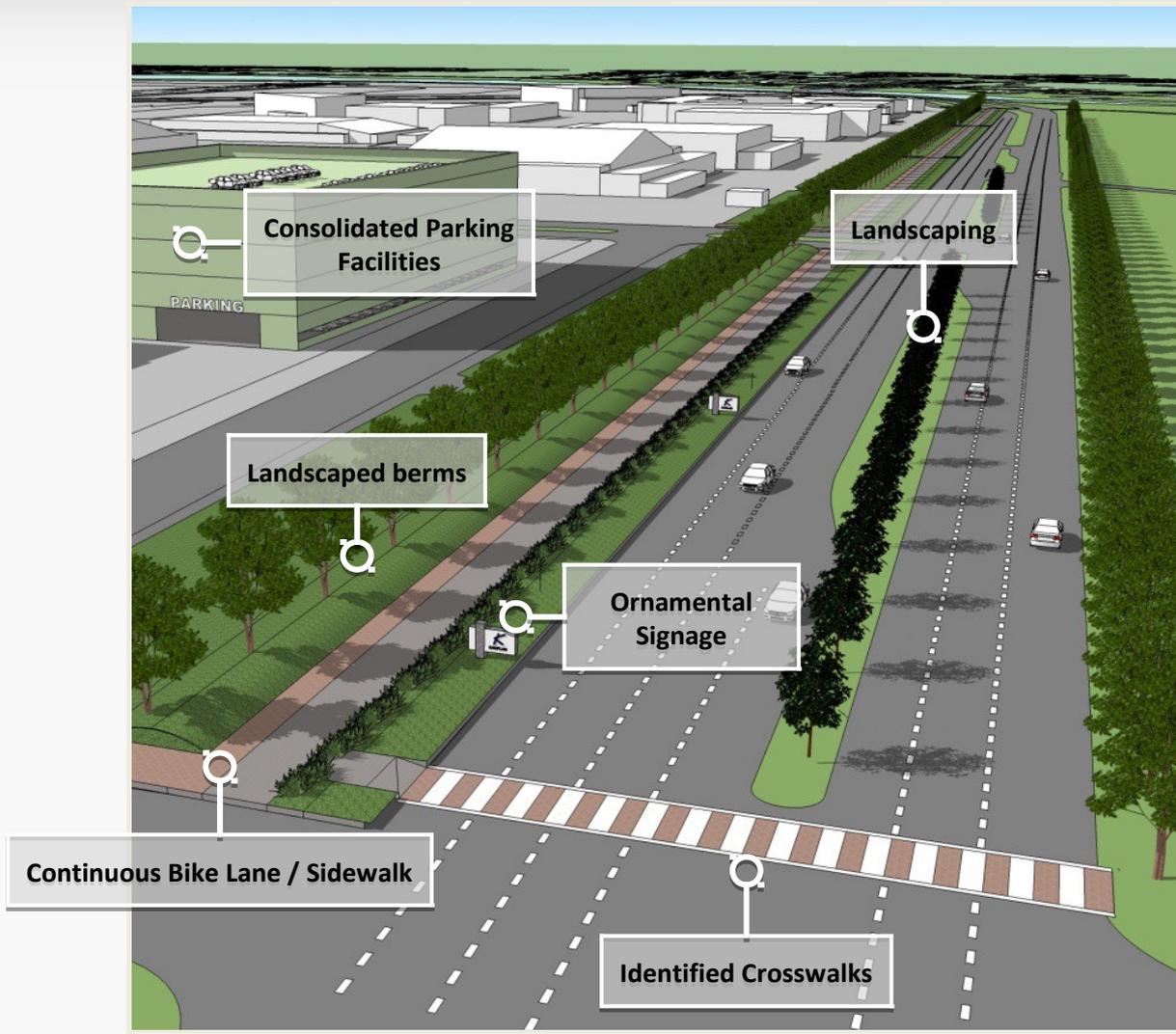


# LEMMON AVENUE: *INVENTORY/CHARACTERISTICS*



*Lemmon Ave. facing southeast, towards downtown.*





NOTE: Representative concept only. May not depict final plan.

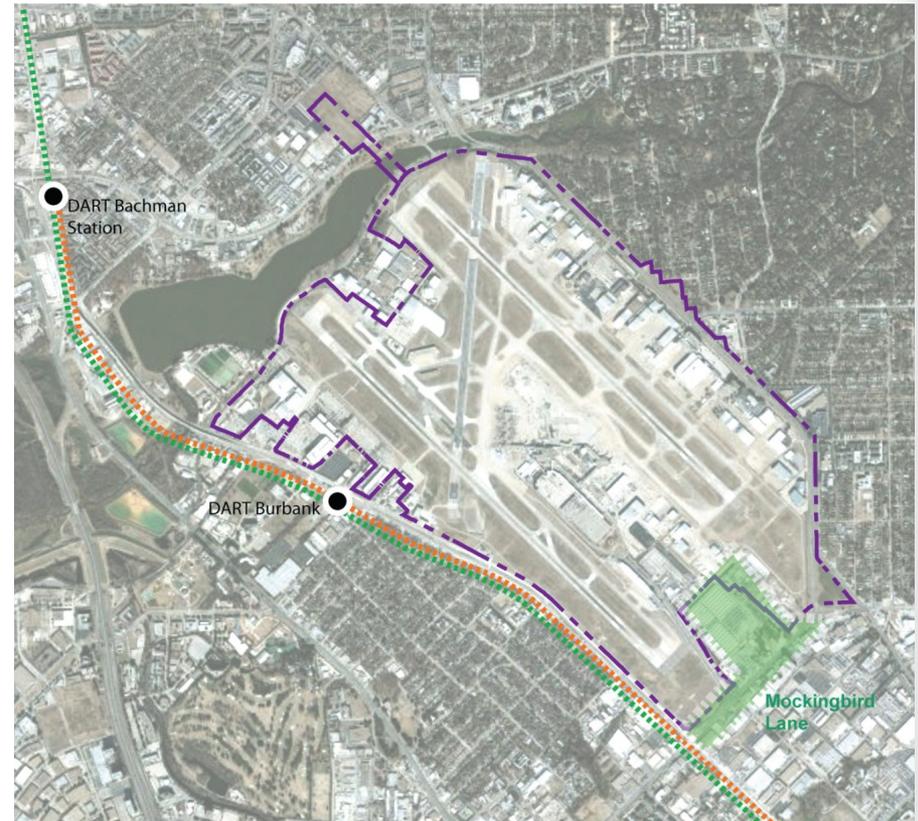
## *Lemmon Avenue Focus Area*

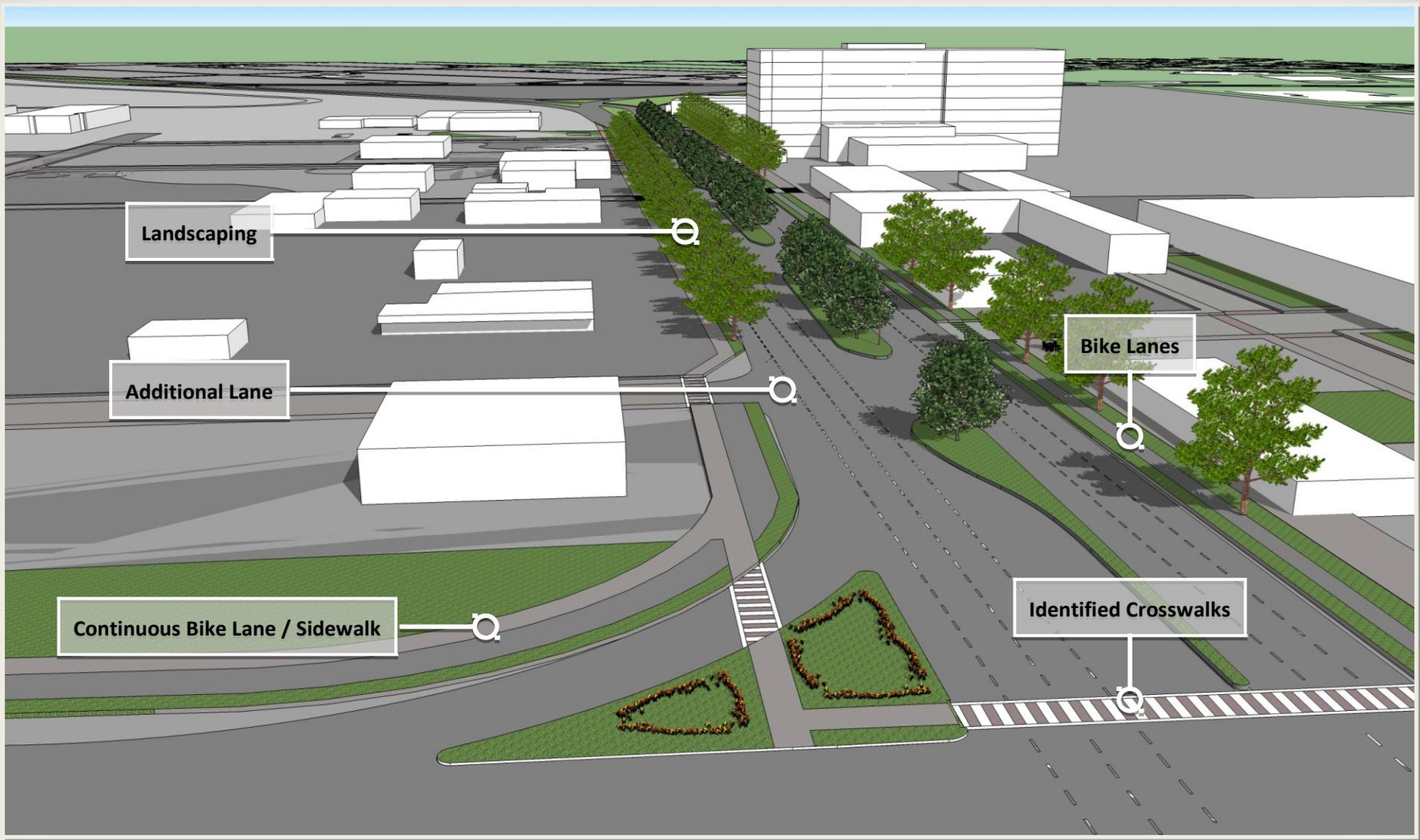
*Representative Development Concept*

# MOCKINGBIRD LANE: *INVENTORY/CHARACTERISTICS*



*Mockingbird Lane facing northeast*

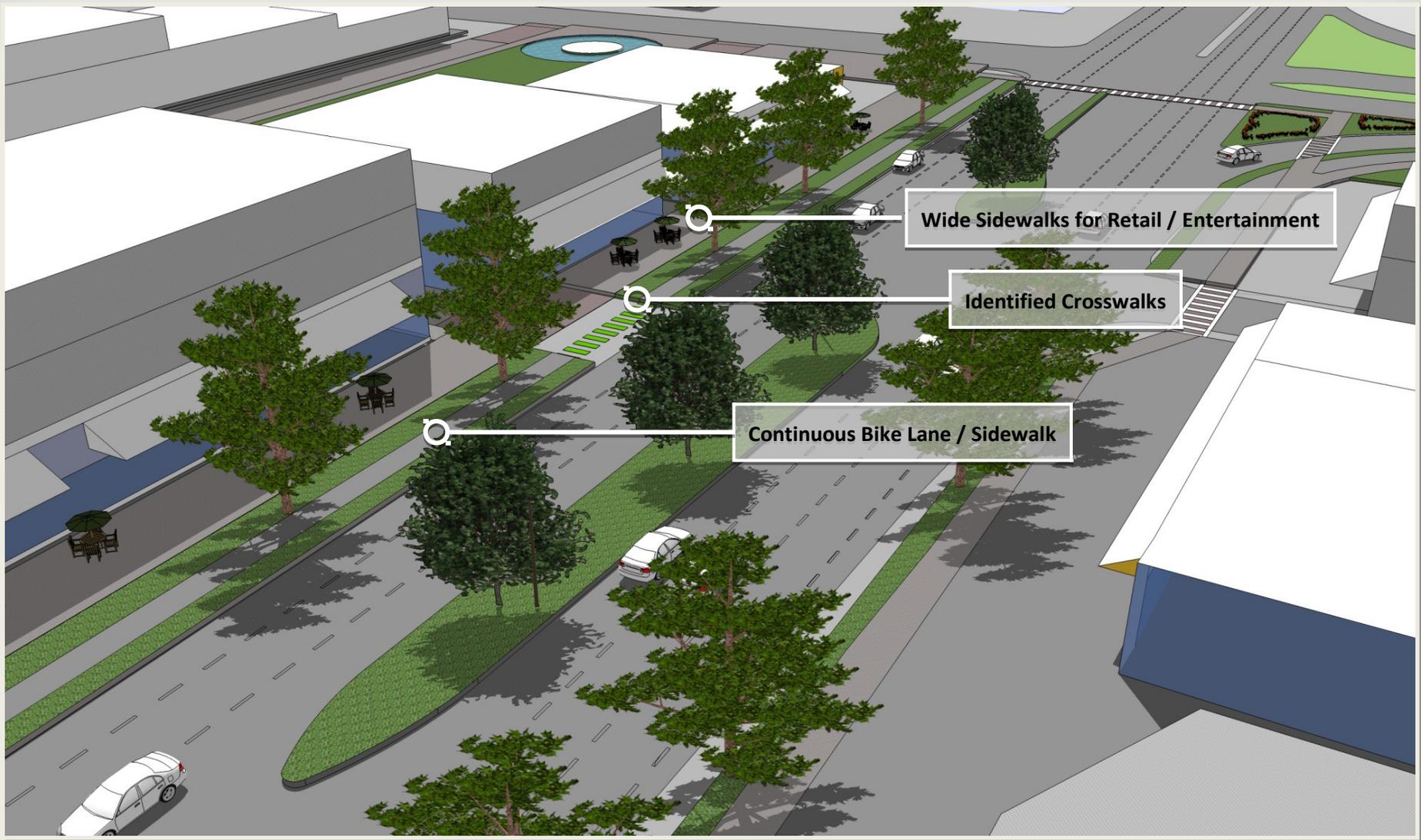




NOTE: Representative concept only. May not depict final plan.

## *Mockingbird Lane Focus Area*

*Representative Development Concept*



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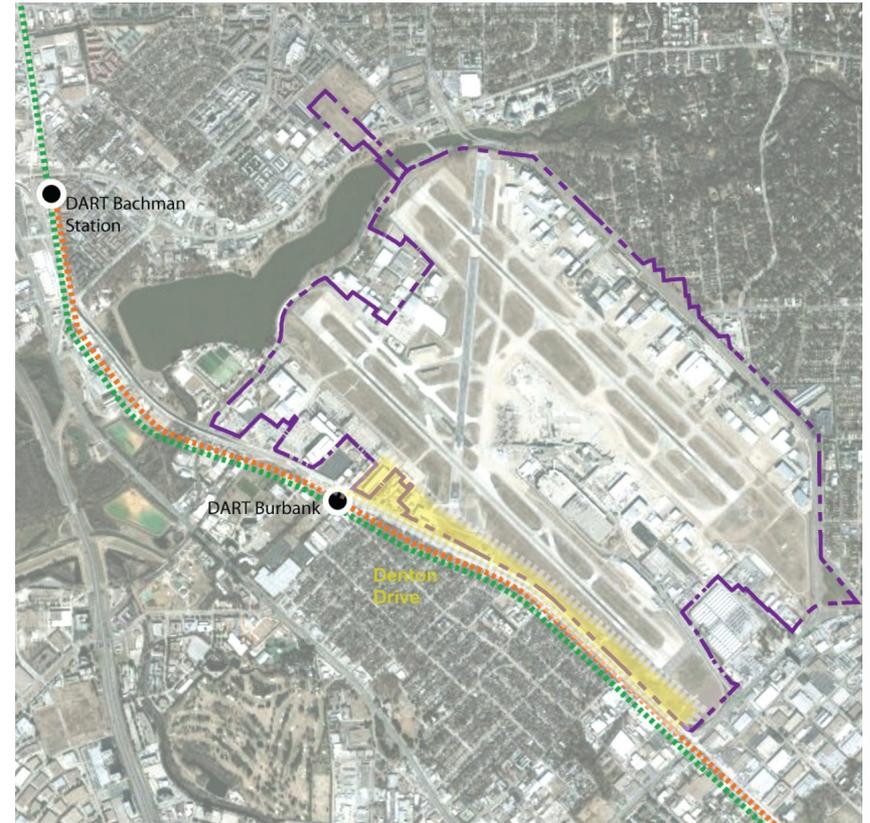
## *Mockingbird Lane Focus Area*

*Representative Development Concept*

# DENTON DRIVE: INVENTORY/CHARACTERISTICS



*Denton Drive facing northwest.*



Denton Drive Corridor Characteristics	
Railroad	DART Orange and Green Lines. Freight Line.
Tracks	3-4 tracks
Railroad Width	Approx. 60 ft. to 120 ft.



NOTE: Representative concept only. May not depict final plan.

## *Denton Drive Focus Area*

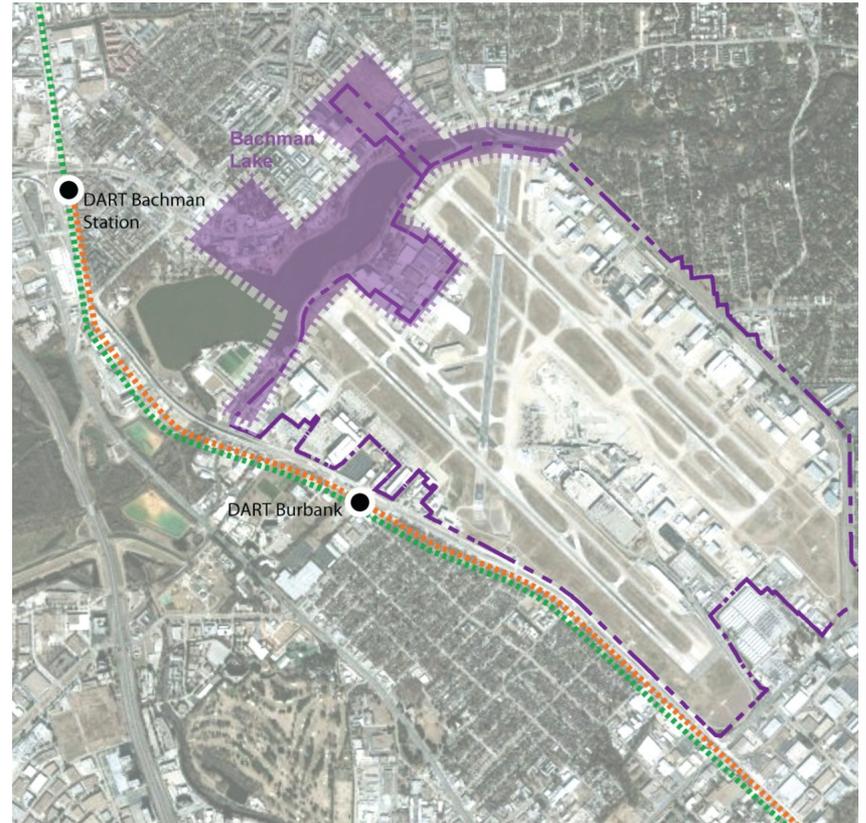
*Representative Development Concept*

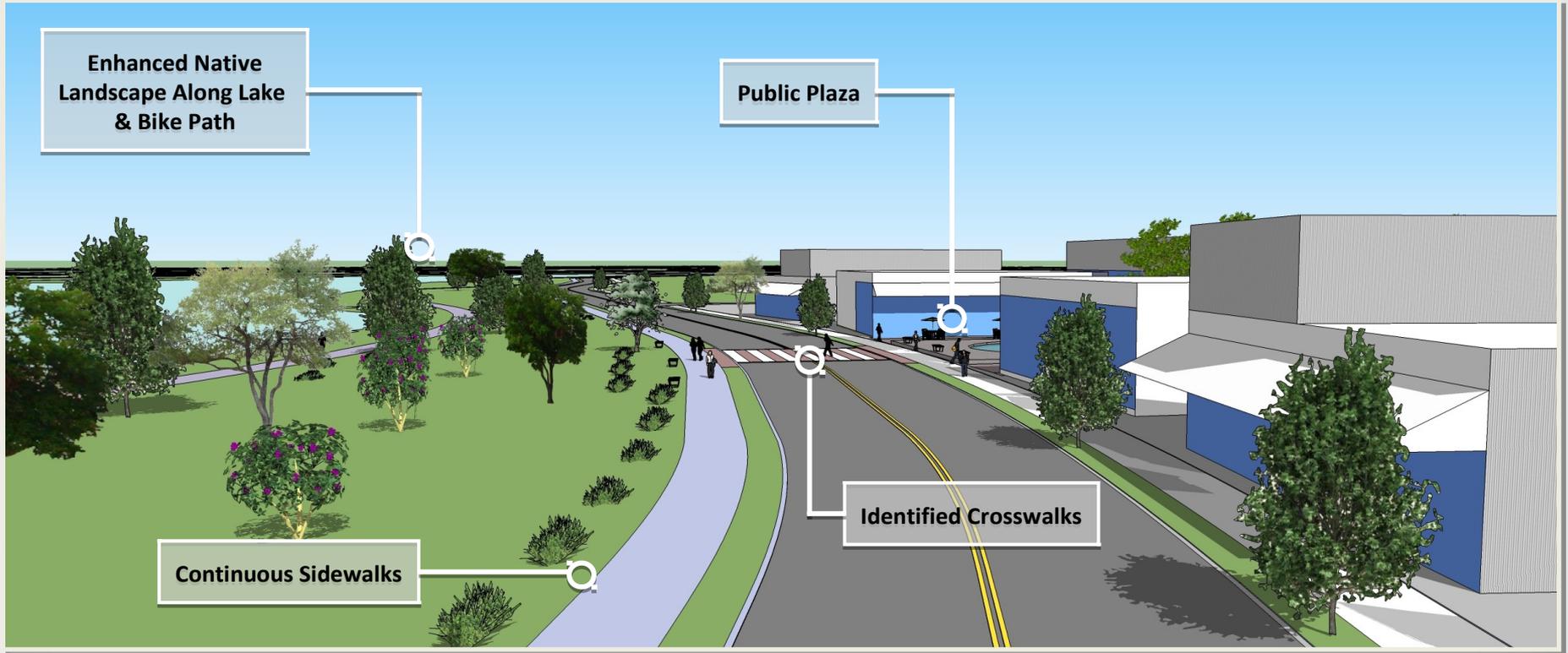
# BACHMAN LAKE

## INVENTORY/CHARACTERISTICS



*Bachman Lake facing southeast*





NOTE: Representative concept only. May not depict final plan.

## *Bachman Lake Focus Area*

*Representative Development Concept*

# NEXT STEPS

- Phase 2
  - Summer/Fall 2013
- Public Outreach
  - Two meetings to the public to present results and proposed enhancements
- Master Plan Update complete – 2014
  - Identified changes and improvements for areas of airport property
- Develop funding strategies for airport property improvements and partnerships to guide development off-airport