



Community Charrette **LINC Dallas**

[Leveraging & Improving Neighborhood Connections]

Area C | Lamar Levee

06.02.12

LINC Workshop | Area C

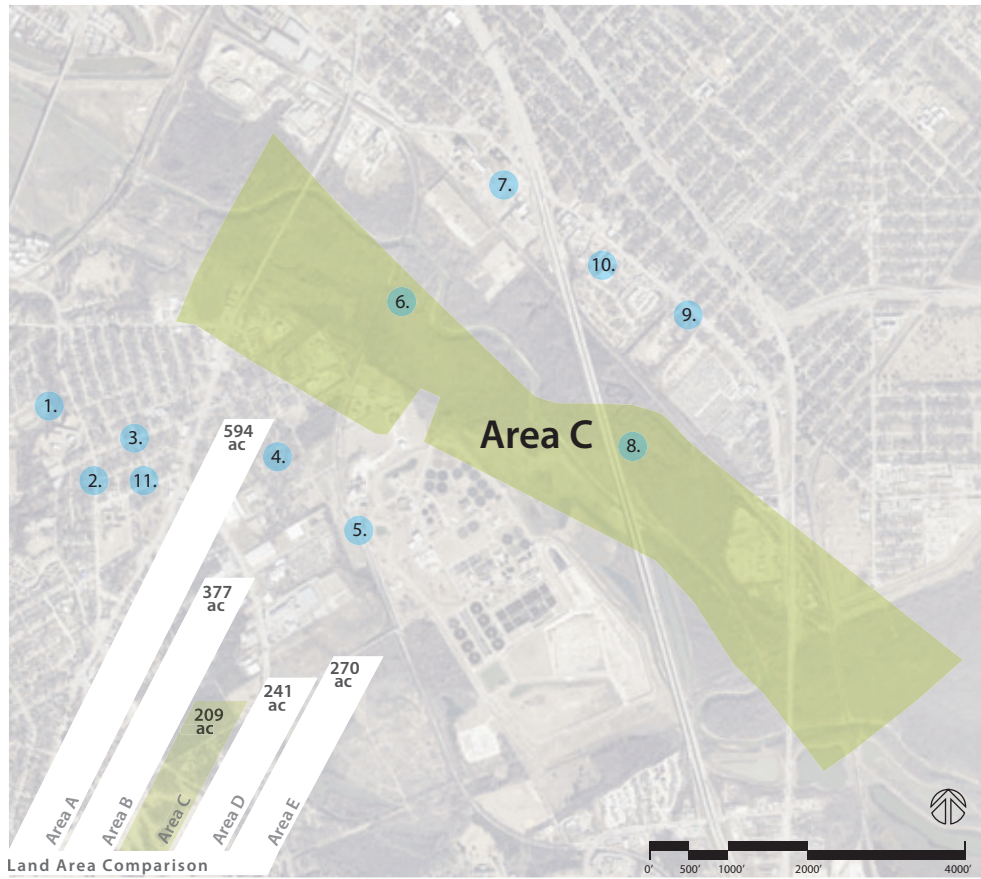
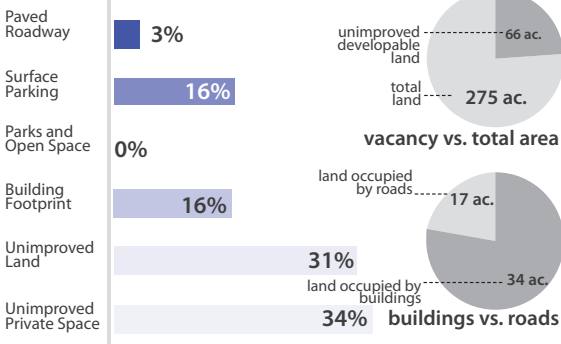
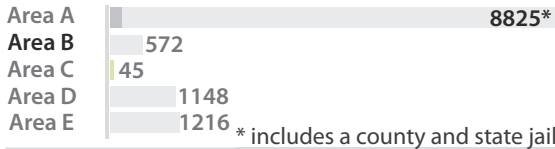
Schematic design has been completed on plans to extend the east levee south to I-45 from its current terminus at the DART railway. Although this project is currently on hold, the city is anticipating it will be constructed in the future. Also, extensive studies have been made on a north-south reliever route through Dallas. The city's preferred alternative is the reliever route, Dallas Parkway, on the inside of the east levee while also connecting directly to Riverfront Boulevard, Cedar Crest Bridge, and I-45.

Improvements for the Cedar Crest Bridge and new iconic gateways at either end are currently under design. The improvements are planned to meet a shared community vision garnered through a lengthy public engagement process and funded through city bond funds.

Area C : Lamar Levee

Area Description

Martin Luther King Jr Boulevard terminates near Forest Park before continuing across the Great Trinity Forest over the Cedar Crest Bridge. It has the smallest population of all five areas at 45, and is shaped by industrial uses sandwiched between DART's railway and I-45, and backing-up to the Great Trinity Forest. It is adjacent to single family neighborhoods across Lamar. A total lack of any street connectivity through the large industrial parcels makes it difficult for residents of Forest Heights and Colonial Hill neighborhoods to the north east to gain access and enjoy the recreational opportunities the Great Trinity Forest has to offer.










1. Trinity River
2. Red/Blue DART Line
3. Santa fe trestle Trail
4. Great Trinity Forest
5. Cedar crest Bridge

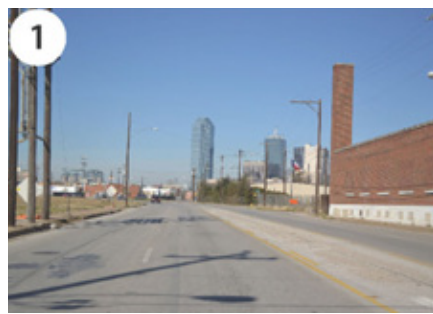
6. Forest Avenue
7. Martin Luther King Jr. Blvd.
8. DISD Maintenance Facility
9. I-45
10. St. Phillips

11. Standing Wave

Area C : Investments

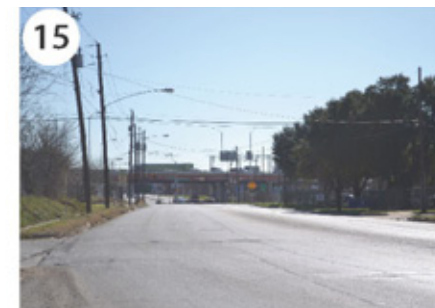
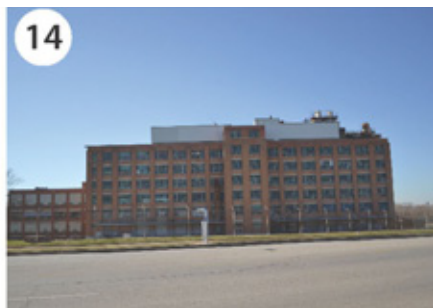
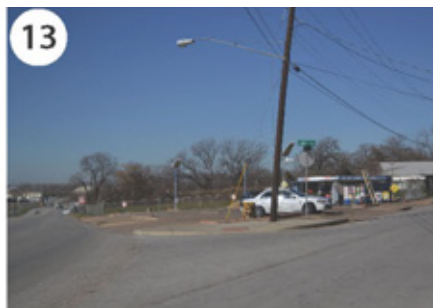
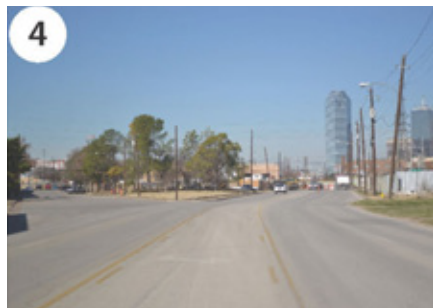


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|---|---------------------------------|--|---------------------------------|---|---------------|
|  | santa fe trestle trail |  | I-45 river realignment |  | standing wave |
|  | I-175 freeway realignment |  | upper chain of wetlands | | |
|  | freeway to boulevard conversion |  | cedar crest bridge enhancements | | |



Area Photos

This area is bounded by South Lamar Avenue to the east, Hatcher Street to the South, the Great Trinity Forest to the west, and DART's railway to the north.



what if lamar were redone as a mixed use street like mckinstry
character... **major shopping must be available in the area**
opportunities, but I worry about the working conditions people would have
along the river... what if we could build up residential in the area
crime, and drugs... what if this neighborhood was better than it is now
existing residents... **this area must have more businesses**
school programs, but I worry about dropping property values
boulevard, but I worry about too many auto repair and tire stores
if central expressway was buried, removed, or punctured,



ney ave, but I worry about maintaining our neighborhood
is area... what if we had easy access to employment
vided by those making improvements to our infrastructure
the area and have it be truly affordable, but I worry about
r connected to Fair Park, but I worry about keeping our
ses... What if we had more community centers and after
ues and vulnerability to crime... what if central becomes a
tores... **we must have home ownership in the area..** what
but I worry about a wall between residents and the river



Area C : 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:

better bus service
drive-in theatres
grocery stores
out door mall
street improvements

better schools / facilities
more businesses
parks
senior housing
fuel station

live / work
lake
theatres / entertainment
employment opportunities
community gardens

infrastructure improvements



- small business / shopping
- retail / neighborhood services
- lower, puncture, or remove I-45
- community gardens
- community center/after school programs

- urban farm + education
- direct access to trinity
- clean up businesses
- local jobs
- create employment opportunities

- single family infill / retain identity
- lamar as a beautiful and complete blvd.
- dart extension
- redevelopment opportunity
- pedestrian / bike friendly intersection

Area C : 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:

displacement / gentrification

crime / substance abuse

I-45 / parkway as dividers

pollution / odor

undesireable retail as dominant type

limited retail options, causes price gouging

funding / investment

dropping property values

limited transportation for those who do not drive

flooding due to lacking storm water infrastructure

many bars





infrastructure disrepair

safety

quality of life issues

lack of services / retail / jobs / transportation



- | | | | | | |
|--|---|---|---------------------------|---|-------------------------------|
|  | empty lots / poor quality homes |  | infrastructure barrier |  | park does not feel safe |
|  | low quality retail |  | potential parkway barrier |  | metal recyclers attract crime |
|  | barriers - land and development pattern |  | no access to the river | | |

Notes:



City of Dallas

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