

# wynnewood

community charrette notes



november 3, 2012



community charette notes  
**wynnewood**

**cha•rrette** noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

*The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on November 3, 2012. The city**design** studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase II of development to meet affordable housing requirements.*



*“Imagination is the beginning of creation. You imagine what you desire, you will what you imagine, and at last you create what you will.”* George Bernard Shaw

The Parks at Wynnewood is an apartment home community which opened over 60 years ago. In 1995, it was restored, and became restricted to only low-income tenants for 404 of its 408 units. The Parks at Wynnewood owners now plan to redevelop the 48 acres. In accordance with existing requirements, a minimum of 404 units will be developed in phases to include a combination of both affordable housing units and multi-family housing for low-income seniors. The surplus land for development will be presented for consideration for market rate housing, retail and/or office.

Engagement efforts were kicked-off with residents of the Parks at Wynnewood and neighboring communities with a charrette on July 21 to discover stakeholder views on opportunities, challenges, and “must happen” priorities for this area. Follow up meetings with the residents of the Parks at Wynnewood and surrounding neighborhoods were convened to continue the conversation and to begin to document a collective vision for the area.

On a bright, sunny Saturday morning November 3, the Dallas citydesign studio engagement efforts continued with residents of the Parks at Wynnewood and neighboring communities. The day’s objectives were twofold. To establish the location for Phase II of the redevelopment and determine the type and density of development over the rest of the 48 acre site. Five tables, each with residents and a facilitator, deliberated openly and collaboratively over the site’s future. To help direct the conversation, development and open space “playing cards” were introduced. Each card, with representative photograph, description, land requirements and typical yields helped illustrate how good design can determine the quality of a place. These cards were moved around a map of the project site, their attributes debated, and finally taped to a specific location on the remaining 48 acres. The results are documented in this booklet, and will help to directly determine how the Parks at Wynnewood is redeveloped.

*“Great design instills a sense of place, transforms how people think of a neighborhood and what that neighborhood can become later”* Amanda Burden

The Dallas citydesign studio will continue, through meetings and community collaboration efforts, to pursue the goal of revealing a complete vision for the future of the Parks at Wynnewood and Wynnewood Village.

*The Dallas citydesign studio is an office of the City of Dallas established in 2009 in association with the Trinity Trust Foundation. We seek to [1] convene the municipal, professional and resident communities in the deliberate public design of Dallas, [2] bring a heightened consciousness of design to the city, and [3] deliver thoughtful design to areas that have been historically neglected in our city. We believe design can improve lives and transform the places where we live, work, and play. In order to do this we employ a collaborative approach bringing together community leaders, designers, and local residents.*

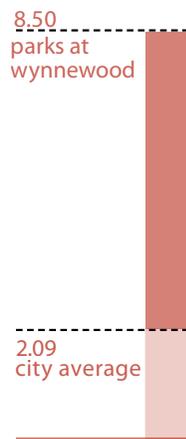


*project context map*

# parks at wynnewood [today]

**48** acres  
[parks at wynnewood]

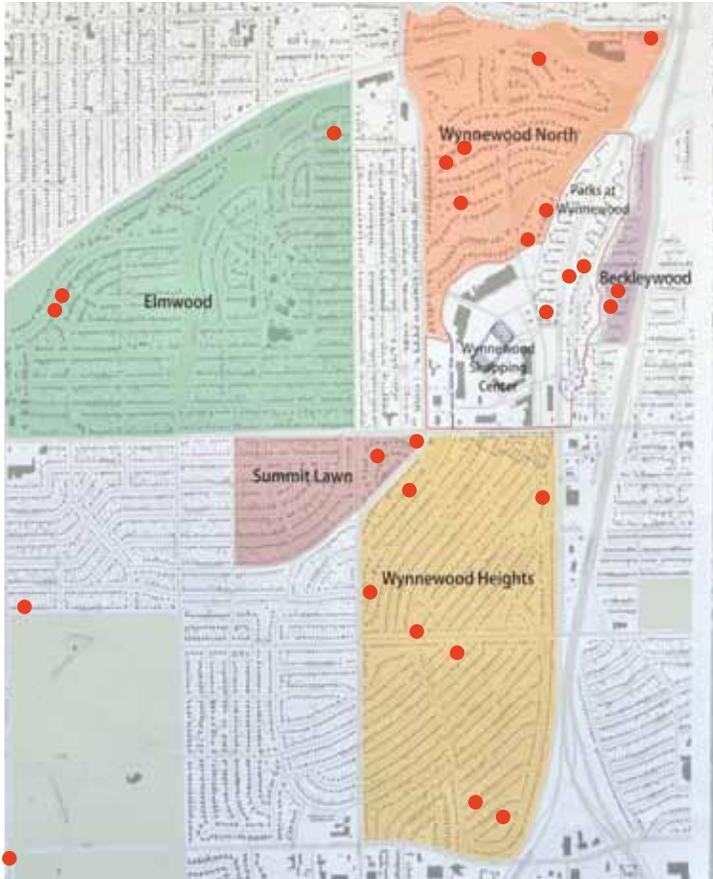
**408** total units



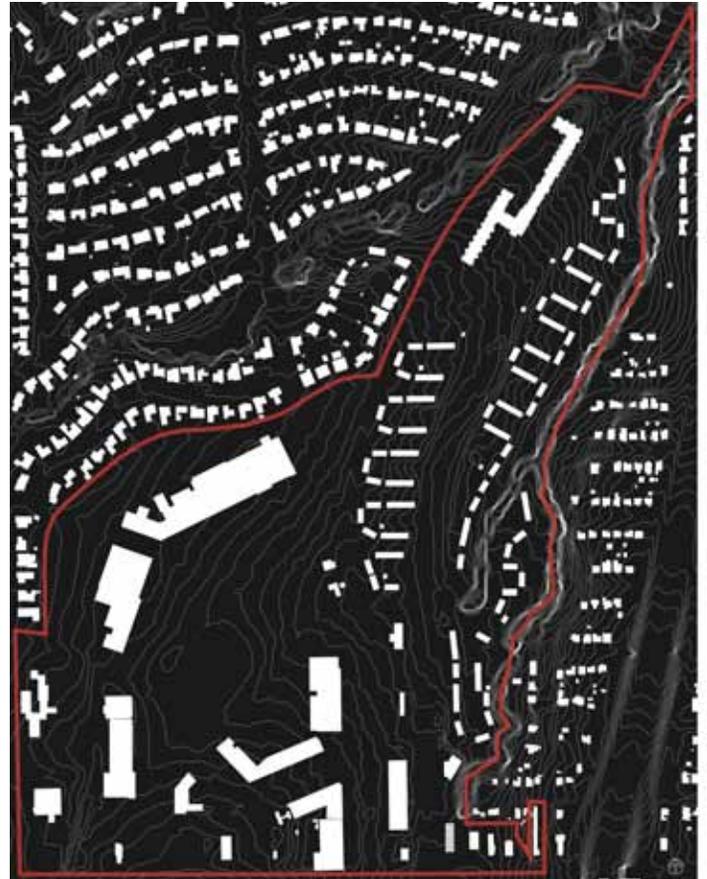
**8.50** units per acre



*wynnewood project study area & parks at wynnewood area boundaries*



neighborhood attendance map



project study area - figure ground

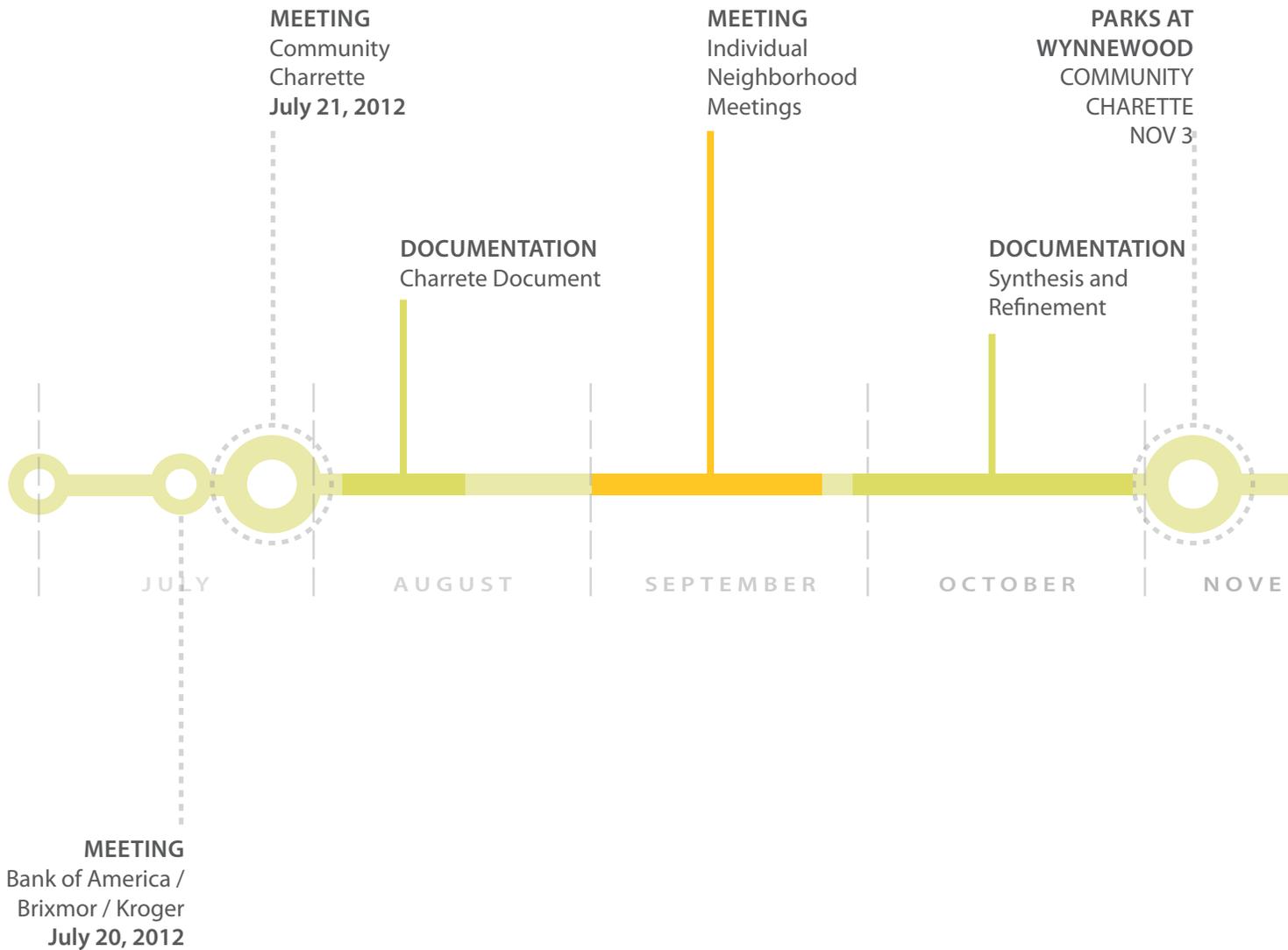


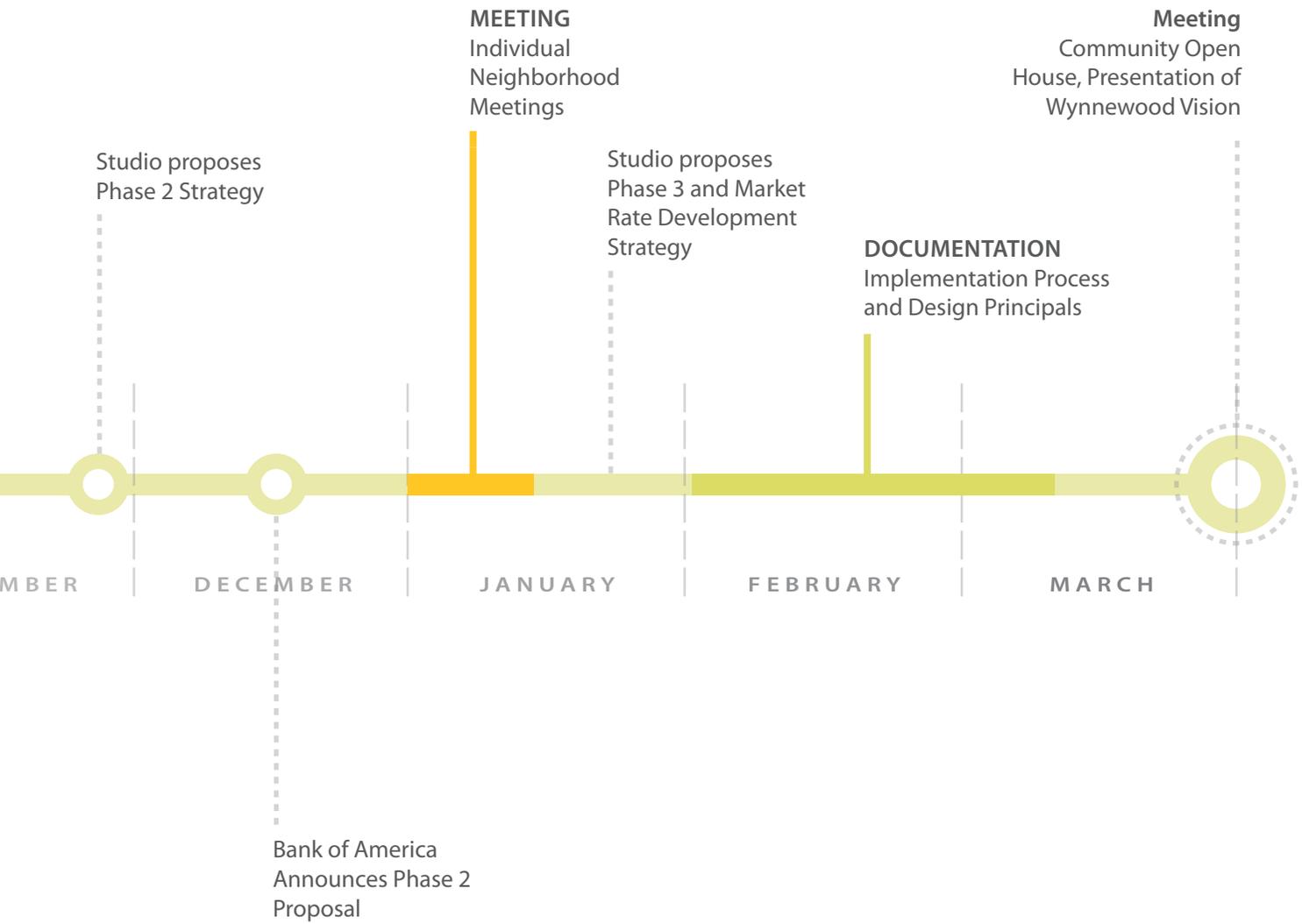
project study area - composite map



project study area - 3D model

Below is a general project timeline and proposed schedule for the city**design** studio's planning efforts in the Wynnewood community. The Studio's goals will be centered around collecting information about needs and possibilities for the future from the surrounding communities, and using those findings to ultimately create a set of principles to guide the future development in this area and a design concept for the site illustrating how these principles could be applied. As the effort progresses, community and stakeholder meetings may be added or amended in order to reflect the communities needs.





On the morning of Saturday November 3, the Dallas city**design** studio hosted an engagement effort with residents of the Parks at Wynnewood and neighboring communities to reveal their views on opportunities, challenges, and “must happen” priorities for this area. With emphasis on the importance of participation in helping shape their community’s future and the impending changes to the Parks at Wynnewood, this work session was designed to generate as many unfiltered ideas and observations as possible. Inclusive and focused discussions among five tables, with participants from each of the represented communities, concluded with a short “report-out” of each table’s work. The day’s work was collected and has been documented in this booklet for the review and comment of community stakeholders as it moves to the next phase in developing a collective vision for Wynnewood.



*ready to work*



*arriving, beginning, drawing, sharing*



tables discuss their community's future





*tables discuss their community's future*



To help guide charrette participants begin to move forward with specific redevelopment and phasing solutions for the Parks at Wynnewood, a helpful tool of “playing cards” were introduced. Each set included four open space and building typologies, which gave participants an accurate idea of what each could bring to the the project’s density, height, use, land coverage, and design. It was the participant’s task to discuss their attributes and their impact on the project site. The “playing cards” used that day are included below and on the next page for reference.

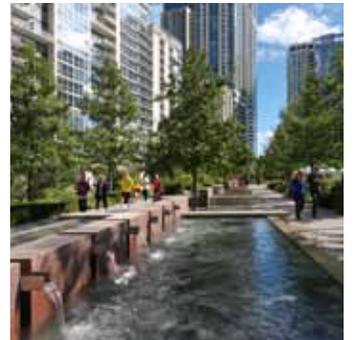
P/S



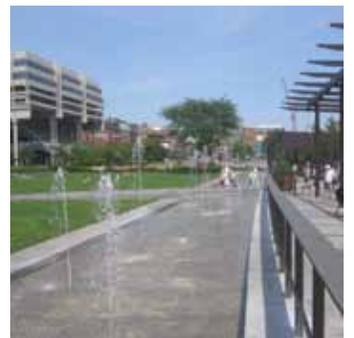
PP



LP



NP



*parks and open space “playing cards”*

P/S

plaza/square

- supports civic & commercial activity
- bordered by buildings
- active to quiet with extensive use of pavement, formal tree plantings & ground cover
- ample seating choices
- water features
- public art

PP

pocket park

- less than 1 acre in size
- service area is 1/4 mile
- created out of small and/or forgotten spaces
- passive or active park space
- provide greenery & a place to sit outdoors
- playgrounds, public art, historical markers, or monuments can be included

LP

linear park

- built connection or natural corridor linking parks, open spaces, or civic destinations together via bicycle &/or pedestrian facilities
- perimeter roads along one or both sides are encouraged to provide safety
- otherwise unbuildable land may become an amenity

NP

neighborhood  
park

- 1-15 acres in size
- service area 1/4 to 1/2 miles
- passive &/or active recreational opportunities
- portions of site should be devoted to accessible and grassy areas
- park is enhanced when adjoining building fronts open up to the park

RSL



AH



MF



MU



building types "playing cards"

**RSL****residential  
single lot**

- density: 8-16 dwelling unit/acre
- 1 to 2 stories
- may allow one house per lot, two per lot (tandem or duplex), or 4-12 per lot (fourplex & cottage homes)
- surface &/or garage parked
- communal open space & small private outdoor space as part of development

**AH****attached  
housing**

- density: 12-32 dwelling unit/acre
- 2 to 3 stories
- may allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
- townhomes groupings of 6 or more as a minimum
- surface &/or garage parked

**MF****low rise  
multi-family**

- density: 32-40 dwelling unit/acre
- 2 to 4 stories
- apartment & lofts
- ground floor units have direct access to street or common space
- surface &/or garage parked

**MU****mixed-use**

- density: 32-50 dwelling unit/acre
- 2 to 5 stories
- apartment, lofts, & live work
- ground floor units have direct access to street or common space
- ground floor units designed with flexibility in use
- surface, tuck-under, &/or garage parked

# Table 01 community drawing

## STRATEGY

- Buffer existing neighborhoods by increasing development density from north to south and propose a limited amount of residential single lot development
- Provide a system of linear parks and trails along one side of the creek and extending west to Wynnewood North and Wynnewood Village
- Introduce a series and variety of park spaces to link trails, new development, and Wynnewood Village
- Introduce a new street connection between both sides of the Parks at Wynnewood across Zang
- Discourage garden style apartment development
- Create multiple enhanced pedestrian crossing opportunities from neighborhoods into Wynnewood Village
- Reduce traffic speeds along Zang

## PHASE II

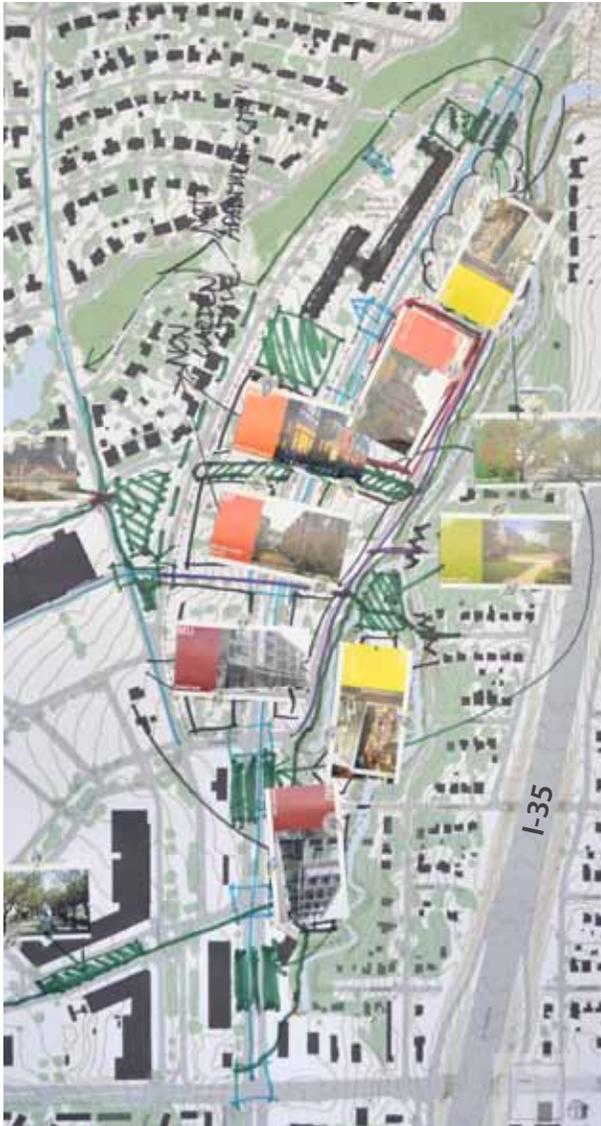
- Located on approximately 5.50 acres on the east side of Zang
- Proposal for low-rise multi-family development of units

**ACRES:** 5.50  
**PRODUCT:** LOW-RISE MULTI-FAMILY  
**UNITS:** 176 - 200  
**DENSITY:** 32 - 40 DU/ACRE



table 1 discusses their community's future





photograph of table map created during work session

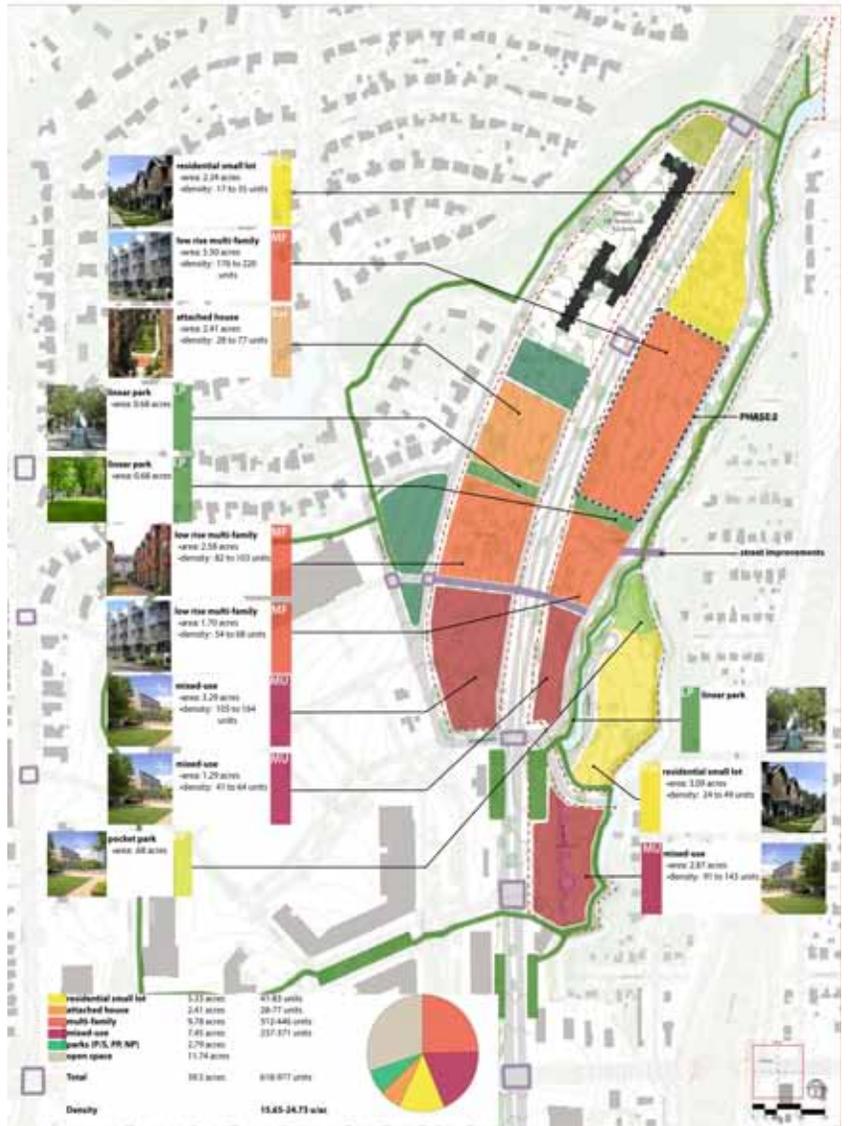


table 1 synthesis plan



## Table 02 community drawing

### STRATEGY

- Development across from Wynnewood North increases in density moving east to Zang
- Low-rise multi-family development represent the majority of new construction as it is delegated to the north-east portion of the project site
- Lowest density single family small lot development is relegated to the two smaller sites south
- Mixed-use development opportunities are limited to the southern portion of the project to compliment the Wynnewood Village
- A linear park connects a series of pocket parks and runs down the center of the development's east side
- New east-west streets connecting to Zang but not directly to Beckleywood
- A new street connection to Wynnewood Village between the mixed-use and lower density developments
- Improvements to Zang to reduce traffic speed and improve the comfort and accessibility of pedestrians on Zang

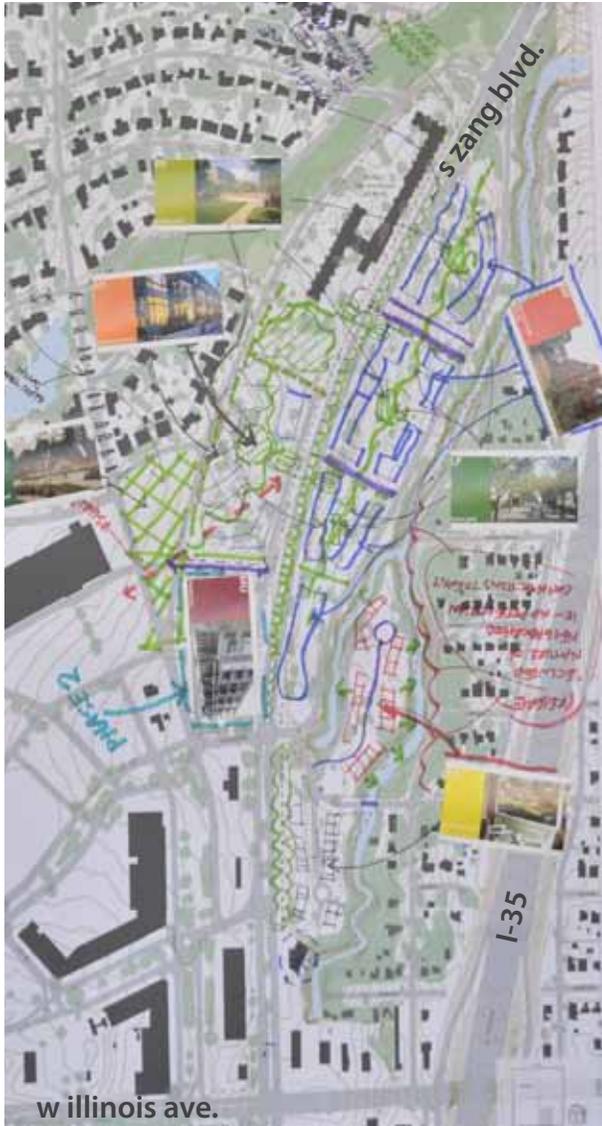
### PHASE II

- Located on approximately 2.85 acres on the southern tip of the west side of Zang
- Proposal for a multi-use development of 91 - 142 units

ACRES:	2.85
PRODUCT:	MIXED-USE
UNITS:	91 - 142
DENSITY:	32 - 50 DU/ACRE



table 2 discusses their community's future



photograph of table map created during work session



table 2 synthesis plan



## Table 03 community drawing

### STRATEGY

- Existing neighborhoods east and west of the project site are buffered by adjacency to low-density residential single lot development
- Density increases towards Zang from east and west with the higher density development generally occurring on the southern end
- An extensive linear park and trail system circling the site, running along Zang, and bordering the open space network of Wynnewood North
- Pocket parks distributed within the new development
- New intersections and enhancements to existing intersections on Zang

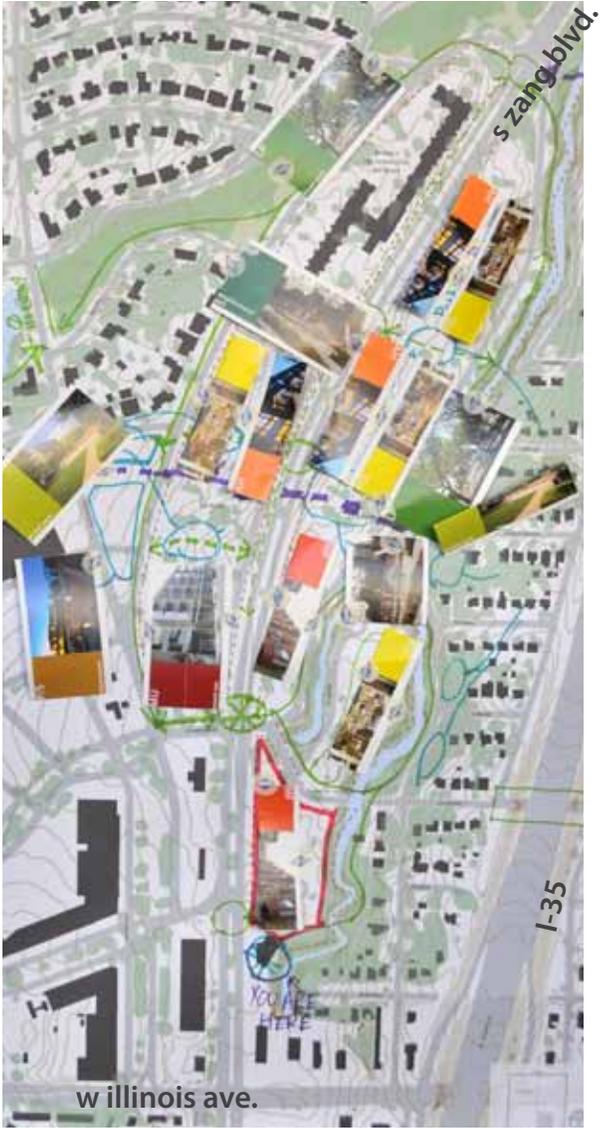
### PHASE II

- Located on approximately 3.90 acres on the east side of Zang
- Proposal for low-rise multi-family development of 124 - 156 units

**ACRES:** 3.90  
**PRODUCT:** LOW-RISE MULTI-FAMILY  
**UNITS:** 124 - 156  
**DENSITY:** 32 - 40 DU/ACRE



*table 3 discusses their community's future*



photograph of table map created during work session



table 3 synthesis plan



## Table 04 community drawing

### STRATEGY

- Buffer Wynnewood North single-family with lower density attached housing
- Density increases towards Zang from west with the higher density low-rise multi-family development
- A linear park and trail network runs along the eastern edge of the site to take advantage of the creek
- Create safe and convenient pedestrian facilities linking trail network, development, parks, and Wynnewood Village
- Mixed-use development with thought placed on the non-residential component to not compete with Wynnewood Village
- Locate residential small lot development on the south-east portion of the site to better match the density pattern of Becklywood to the east
- Reduce traffic speeds along Zang and improve pedestrian accommodations

\* After much discussion, no clear direction was proposed east of Zang, and is indicated to the right without a use/color designation

### PHASE II

- Located on approximately 4.9 acres on the east side of Zang
- Proposal for both attached housing and low-rise multi-family development of 116 - 180 units

**ACRES:** 4.90  
**PRODUCT:** ATTACHED HOUSING AND LOW-RISE MULTI-FAMILY  
**UNITS:** 116 - 180  
**DENSITY:** 12 - 32 AND 32 - 40 DU/ACRE



table 4 discusses their community's future



photograph of table map created during work session



table 4 synthesis plan



# Table 05 community drawing

## STRATEGY

- Incremental increase in density moving from north to south on the site respecting the smaller scale nature of adjacent existing single-family neighborhoods of Wynnewood North and Beckleywood
- A linear park and trail network running along the eastern edge of the site to take advantage of the creek
- A new street connection linking the eastern portion of the site with the western portion of the site and through to Wynnewood Village
- Develop parks and plaza space in the harder to develop edges and corners of the site
- Re-imagine Zang as a safer street with walkable linear parks flanking its edges

## PHASE II

- Located on approximately 9.65 acres on the east side of Zang
- Proposal for a mix of residential small-lot, low-rise multi-family, and mixed-use developments of 152 - 288 units with a plaza anchoring the southern tip of phase II

**ACRES:** 9.65

**PRODUCT:** RESIDENTIAL SMALL LOT, ATTACHED HOUSING, AND MIXED-USE

**UNITS:** 152 - 288

**DENSITY:** 8 - 16, 12 - 32, AND 32 - 50 DU/ACRE



table 5 discusses their community's future



photograph of table map created during work session



table 5 synthesis plan



# phase II location options

**TABLE 1 LOCATION OPTION FOR PHASE II**

	5.50 acres, low-rise multi-family, 176 - 200 units, 32 - 40 units/acre
<b>Positives</b>	<b>Negatives</b>
<ul style="list-style-type: none"> <li>• Does not threaten existing single-family neighborhoods</li> <li>• Accommodates a large number of units</li> </ul>	<ul style="list-style-type: none"> <li>• Separates existing units north and south of new development</li> <li>• Construction activity would sever utility and infrastructure to one side of phase II development</li> </ul>

**TABLE 2 LOCATION OPTION FOR PHASE II**

	2.85 acres, mixed-use, 91-142 units, 32 - 50 units/acre
<b>Positives</b>	<b>Negatives</b>
<ul style="list-style-type: none"> <li>• Does not threaten existing single-family neighborhoods</li> <li>• A small lot leaves a large balance for future market rate development</li> </ul>	<ul style="list-style-type: none"> <li>• Removes desirable land for market rate development</li> <li>• Land area not adequate to accommodate phase II</li> </ul>

**TABLE 3 LOCATION OPTION FOR PHASE II**

	3.90 acres, low-rise multi-family, 124 - 156 units, 32 - 40 units/acre
<b>Positives</b>	<b>Negatives</b>
<ul style="list-style-type: none"> <li>• Does not threaten existing single-family neighborhoods</li> <li>• Small lot leaves a large balance for future market rate development</li> <li>• Adjacency to retail, services, and public transportation</li> </ul>	<ul style="list-style-type: none"> <li>• Removed from phase I, leasing center, and new amenities</li> </ul>

**TABLE 4 LOCATION OPTION FOR PHASE II**

	4.90 acres, attached housing & low-rise multi-family, 116 -180 units, 12 - 40 units/acre
<b>Positives</b>	<b>Negatives</b>
<ul style="list-style-type: none"> <li>• Continues development south from phase I</li> <li>• Buffers existing single family with similar product</li> </ul>	<ul style="list-style-type: none"> <li>• Leaves smaller parcel south to develop in the future</li> </ul>

**TABLE 5 LOCATION OPTION FOR PHASE II**

	9.65 acres, residential small lot, attached housing & mixed-use, 152 - 288 units, 8 - 50 units/acre
<b>Positives</b>	<b>Negatives</b>
<ul style="list-style-type: none"> <li>• Continues development south from phase I</li> </ul>	<ul style="list-style-type: none"> <li>• Takes large parcel and leaves less land for phase III and future market rate development</li> </ul>

**\*EXISTING LOCATION OF PHASE I**





phase II proposed location options



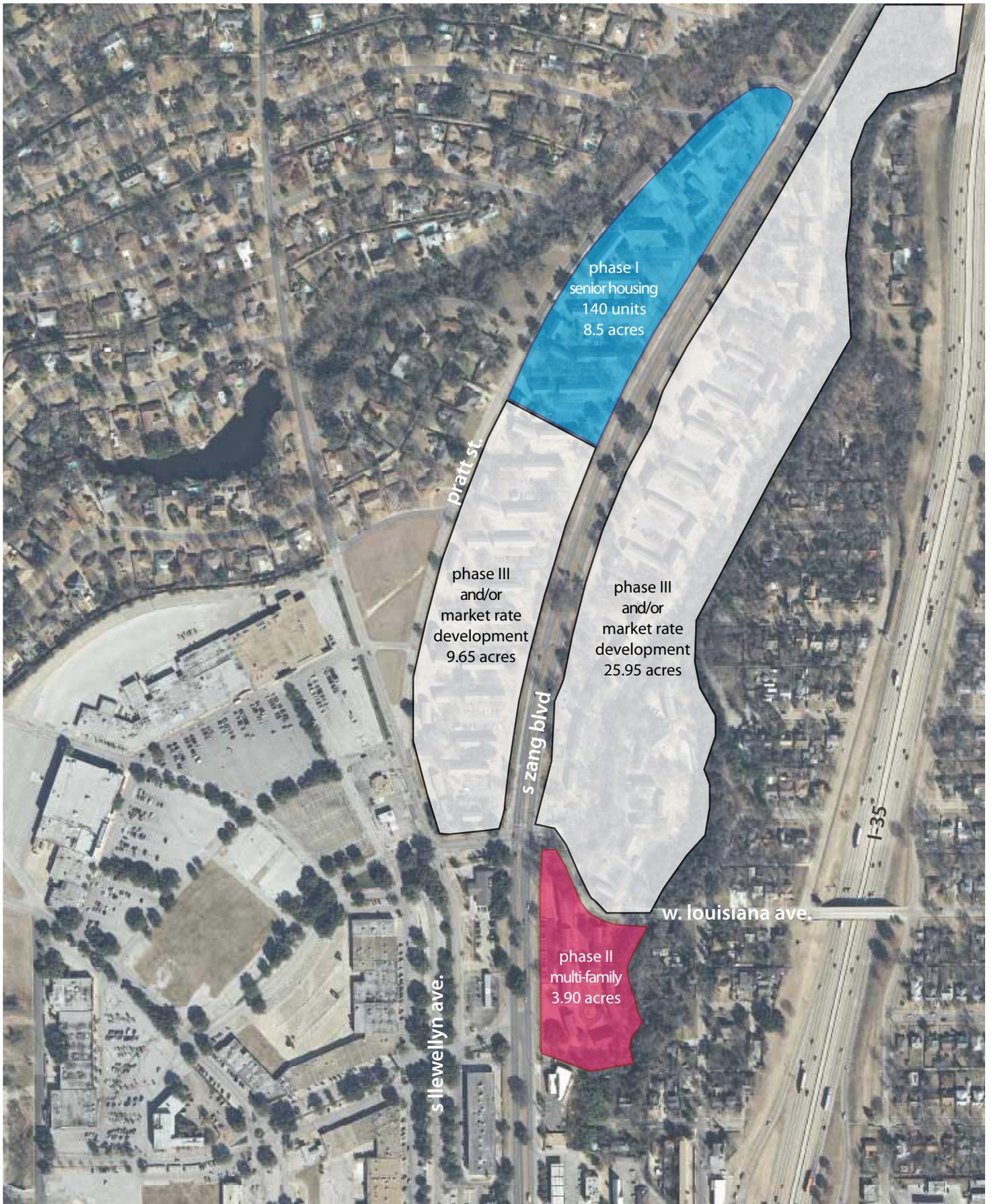
## phase II recommendation

### **POSITIVES OF RECOMMENDED LOCATION FOR PHASE II**

- Places a concentration of families closer to retail, services, and public transportation
- With improvements to the creek running along the back side of the property, a trail network along its edge could provide alternative recreation and transportation opportunities
- Existing single family neighborhoods are not threatened by proximity and height of new development buildings
- Removes a total of 22 existing units for redevelopment of site
- Adjacency to the Empowerment Center, an established community resource and services center
- Small site, 3.90 acres, leaves a larger balance for phase III and future market rate development

### **NEGATIVES OF RECOMMENDED LOCATION FOR PHASE II**

- Located away from phase I, leasing center, community park, and dog park



recommended phase II location and balance of developable land

# phase II recommendation

## DESIGN OBJECTIVES

- 1 Small setbacks with windows and direct access from each ground level unit to the street. stoops/porches provide transition from public to private
- 2 Shape and character of the street is enhanced with parking hidden internal to the building
- 3 Reduce traffic speeds and safety along Zang by providing parallel parking, a landscaped buffer, improved lighting, and comfortable sidewalk accommodations
- 4 Connect The Parks at Wynnewood along an enhanced creek and trail system



ground floor units directly open up to the street



surface parking hidden behind building



safe, comfortable pedestrian accommodations along Zang



an enhanced creek with trail network



design objectives for recommended phase II location



## NEXT STEPS

- Bank of America announces Phase II location
- Brief to City of Dallas Housing Committee
- Discuss current bond funds available for stormwater and their design potential for improvements to the community
- Discuss the extent of potential improvements to Wynnewood Village with owner
- Produce a conceptual master plan for phase III and market development for the remaining land area in the Parks at Wynnewood and share with owners, residents, and local stakeholders for comments and concerns
- Develop implementation strategies to realize the market potential of the land over time
- Begin efforts to re-imagine Wynnewood Village

The maps illustrated in this booklet document, as faithfully as possible, ideas and concerns expressed during the charrette on November 3 with Wynnewood area residents and stakeholders. The studio will continue collaborating to refine the possibilities for developing a collective vision for the area's future, with all area residents and stakeholders. Stay tuned for more. To get involved please contact Chalonda Jackson-Mangwiro at 214.670.3565 or [chalonda.jackson@dallascityhall.com](mailto:chalonda.jackson@dallascityhall.com).



## ACKNOWLEDGEMENTS

Multiple parties contributed resources, time, and dedication to ensure the success of the November 3, 2012 "Wynnewood Charrette"

**The Trinity Trust**

For their continued support and commitment to our work in the city

**Council Members Delia Jasso and Scott Griggs**

Their commitment to Wynnewood has made this study possible

**Bank of America Community Development Corporation**

Their contributions fund this study and illustrate their commitment to improving the Parks at Wynnewood and surrounding areas

**Central Dallas Community Development Corporation**

Development partner in the Parks at Wynnewood and committed to the idea that people have the right to a decent place to live

**The Emowerment Center & Reverend Johnny Flowers**

For the use of their facilities

**Facilitators**

Great leadership and design talent

**Marissa Robles**

For documenting the charrette with her camera

**All of the Participants**

For their dedication, enthusiasm and great ideas!

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