PRESENTACIÓN EN ESPAÑOL

- Si desea una versión en español de esta presentación, se ha publicado una versión en PDF en el chat y se puede descargar para su referencia.

- Aunque no tendremos traducción completa para esta reunión, por favor envíenos un mensaje y avísenos si desea una reunión en español y la organizaremos. Por favor envíe un correo electrónico a monique.ward@dallascityhall.com

- Haga preguntas en el chat en español. Tenemos traductores disponibles
• Please keep your microphone muted.
• Ask questions via the chat function.
• **Polling:** We will conduct a poll of the planning goals midway through the presentation. The poll will be shared via the Chat at the appropriate time.
• **Survey:** We will share a survey at the end of the meeting that we encourage folks to complete and share with your neighbors.
AGENDA

• Introductions / Introducciones 15 Minutes / Minutos
• Area Planning Overview / Resumen de Planificación de Area 10 Minutes / Minutos
• Study Area Analysis / Análisis del Area de Estudio 10 Minutes / Minutos
• Planning Goals / Objetivos de Planificacion 20 Minutes / Minutos
• Questions / Preguntas 30 Minutes / Minutos
• Next Steps / Próximos Pasos 5 Minutes / Minutos
INTRODUCTIONS

Councilmember Chad West
Plan Commissioner Enrique Macgregor

City Staff

Peer Chacko – Director of Planning and Urban Design
Daniel Church – Service Area Planning Manager
Monique Ward – Service Area Engagement Manager
Sam Oviedo – Outreach Specialist
Ashley Guevara – Outreach Specialist
Brian Martinez – Dallas Police Department
Dennis Broadnax – Code Compliance

Planning Taskforce

Mike Anglin*
Greg Gerbig
Tre Black
Mary Lou Paras
Joshua Ramsey
Mark Register
Barbara Barbee
Elena Stephens

Bob Stimson
Rebecca Acuna
Alicia Quintans
Nick Dean
Michael Nazerian
Bennett Bark
Kristen Hensley

* Taskforce Chair
WEST OAK CLIFF AREA PLAN

AREA PLANNING OVERVIEW

COMMUNITY MEETING
WEST OAK CLIFF AREA PLANNING STUDY AREA
INITIAL IMPETUS

- 6 authorized hearings for rezoning are currently on the City’s waiting list.

- Citywide Transit-oriented development initiative – 3 existing DART stations in the West Oak Cliff area.
WEST OAK CLIFF AREA PLANNING

ROLE OF AREA PLANNING

• Establish a detailed land development vision to inform and support proactive initiatives prioritized through the citywide plan.

• Define a coordinate implementation program of City actions to advance the land development vision.

• Coordinate with citywide policies and actions to enable consistent incorporation into the Citywide plan.
FORWARD DALLAS

• ForwardDallas adopted in 2006.
• Forward Dallas update will focus on land use and land development.
• The update will provide the City tools for evaluating growth.
• The update will also provide ways for the City to better plan at different scales.
• Area plans, including the West Oak Cliff Area Plan, will help provide a detailed land development vision for this area of the City.
WHAT IS YOUR ROLE?

Community Role
- Actively participate in Area Planning Community Meetings
- Provide feedback on identified and/or additional goals and priorities
- Help spread the word to other neighbors to obtain more input
- Participate in ongoing planning efforts to improve your neighborhood

Taskforce Role
- Provide guidance and assist with community engagement and outreach
- Provide guidance on scope and priorities for the plan
- Provide input/feedback throughout the plan development process

City Staff Role
- Facilitate task force meetings and public engagement
- Draft plan guided by community/task force priorities
- Provide data/resources
- Support plan adoption process
**WEST OAK CLIFF AREA PLANNING**

**DESIRED OUTCOMES / PRODUCTS**

- Land development vision for the study area to be integrated into the comprehensive plan update.
- This visioning and engagement will inform rezoning process for areas already slated for rezoning (authorized hearings).
- Visioning around streets and infrastructure can help inform roadway changes and future capital improvements.
- Help identify other priorities directly related to land development.
WE ARE HERE

2020
Project Launch + Scoping
Task Force Meetings
Community Engagement

2021
Plan Drafting
City Adoption
Implementation
West Oak Cliff Area Plan

Initial Analysis

Community Meeting
EXISTING LAND USE AND ZONING
EXISTING SINGLE-FAMILY ZONING
IDENTIFIED NEIGHBORHOOD ORGANIZATIONS
EXISTING NON SINGLE-FAMILY RESIDENTIAL ZONING
WEST OAK CLIFF AREA PLANNING

THOROUGHFARE PLAN

Locations where current road is constructed to Thoroughfare Plan

Locations where current road does not match Thoroughfare Plan
• 87.2% identify as Hispanic/Latinx in West Oak Cliff study area
• 41.7% identify as Hispanic/Latinx in Dallas
## Demographics: Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Study Area</th>
<th>Dallas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ages 0-17</td>
<td>30.4%</td>
<td>25.4%</td>
</tr>
<tr>
<td>Ages 18-24</td>
<td>11.1%</td>
<td>10.0%</td>
</tr>
<tr>
<td>Ages 25-34</td>
<td>14.5%</td>
<td>18.5%</td>
</tr>
<tr>
<td>Ages 35-44</td>
<td>11.5%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Ages 45-54</td>
<td>13.4%</td>
<td>11.9%</td>
</tr>
<tr>
<td>Ages 55-64</td>
<td>10.4%</td>
<td>10.2%</td>
</tr>
<tr>
<td>Ages 65-74</td>
<td>5.6%</td>
<td>6.0%</td>
</tr>
<tr>
<td>Ages 75+</td>
<td>3.2%</td>
<td>4.1%</td>
</tr>
</tbody>
</table>

Source: US Census Bureau, American Community Survey 5-Year Estimate, 2018

- Study area has a much larger young population than rest of city
DEMographics: Education

- Graduate or Professional Degree: 12% (Dallas), 2% (Study Area)
- Bachelor's Degree: 20% (Dallas), 6% (Study Area)
- Some College/Associates Degree: 23% (Dallas), 17% (Study Area)
- High School Graduate: 22% (Dallas), 27% (Study Area)
- 9th-12th Grade (No Diploma): 10% (Dallas), 18% (Study Area)
- Less Than 9th Grade: 13% (Dallas), 30% (Study Area)

• Study area has much lower educational attainment than rest of City
Study area has a large and stable middle class but also has a larger population living in poverty.
INITIAL OPPORTUNITIES AND CHALLENGES

Opportunities:
• Young population
• Strong public transit access
• Publicly-owned land near DART stations
• Commercial corridors ripe for redevelopment

Challenges:
• Low transit usage and poor multimodal connectivity
• Weak residential housing markets in large portions of area
• Limited public open space
WE S T  O A K  C L I F F  A R E A  P L A N N I N G

GIVE US YOUR THOUGHTS!

• We will present 7 Initial Planning Goals

• After we present the goals, we will ask for your feedback on each.

• A poll will pop up in a window on your screen

• Please tell us if the goal is a priority to you: Yes (Si), No, or Don’t Know (No Se)
Protect existing single-family neighborhoods
INITIAL PLANNING GOALS

Retain current residents and attract new residents by encouraging new and affordable housing choices.
Create walkable neighborhood centers that provide a variety of work, cultural, shopping, and living opportunities.
Encourage businesses that are compatible with surrounding neighborhoods
INITIAL PLANNING GOALS

Preserve historic buildings by encouraging renovation and reuse.
W E S T O A K C L I F F A R E A P L A N N I N G

INITIAL PLANNING GOALS

Improve transportation access through better street design and suitable development around DART light-rail stations.
Preserve natural areas and expand public parks and trails.
INITIAL PLANNING GOALS

1. Protect existing single-family neighborhoods.
2. Retain current residents and attract new residents by encouraging new and affordable housing choices.
3. Create walkable neighborhood centers that provide a variety of work, cultural, shopping and living opportunities.
4. Encourage businesses that are compatible with surrounding neighborhoods.
5. Preserve historic buildings by encouraging renovation and reuse.
6. Improve transportation access through better street design and suitable development around DART light-rail stations.
7. Preserve natural areas and expand public parks and trails.
What other goals would you like to see?
HELP US SPREAD THE WORD!

Please complete the following SurveyMonkey survey (links in the chat):
English: https://www.surveymonkey.com/r/LFQ2HT6
Spanish: https://www.surveymonkey.com/r/LNRQVZX

Share the survey with your neighbors!

Keep up to date via our website at:
https://dallascityhall.com/departments/pnv/Pages/West-Oak-Cliff-Area-Planning.aspx
QUESTIONS? PREGUNTAS?

• We will take time to answer any questions you might have. Please type questions into the chat, and we will read them along and answer them in English and Spanish.

• Nos tomaremos el tiempo para responder cualquier pregunta que pueda tener. Escriba preguntas en el chat, las leeremos y las responderemos en inglés y español.
1. Complete the survey (link in chat)
2. Share survey with neighbors and neighborhood leaders
3. Participate in future meetings
4. For special focus meetings and meetings in Spanish, please email us: monique.ward@dallascityhall.com
UPCOMING MEETINGS

Next Meeting
Review Concepts and Focus Areas
Spring 2021

Third Meeting
Present Draft Area Plan
Summer 2021
CITY SERVICE AREA REPRESENTATIVES

Dallas Police Department
Brian Martinez
Southwest NPO Coordinator
Brian.Martinez@dallascityhall.com
214-670-6795

Code Compliance
Dennis Broadnax
Neighborhood Code Representative
Dennis.broadnax@dallascityhall.com
469-515-0341

For specific neighborhood issues and concerns, Contact 311
By Phone
Simply call 3-1-1 when inside Dallas' city limits or call (214) 670-3111 from any location.

Online
Visit - https://dallascrm.force.com/public/servicetypes OR
Access your phone’s app store, locate and download the OurDallas mobile app
GET IN TOUCH!

Daniel Church
daniel.church@dallascityhall.com
214.671.5149
Service Area Planning Manager

Monique Ward
monique.ward@dallascityhall.com
214.671.9564
Service Area Engagement Manager
WEST OAK CLIFF AREA PLAN