

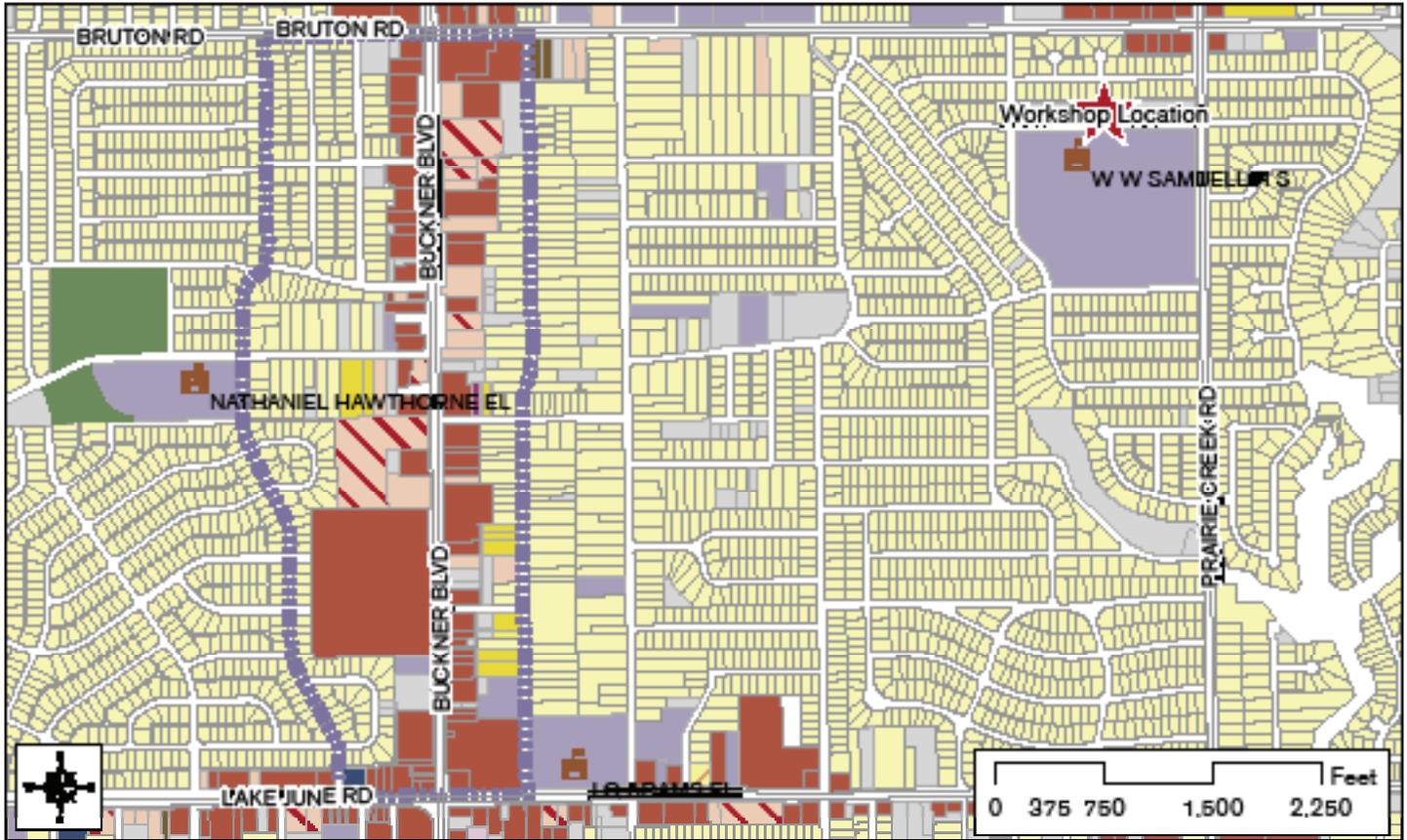
Southeast Dallas/Buckner Boulevard

Community Workshop

Date:	Monday, November 22, 2004	Time:	6:00 to 9:30 p.m.
Location:	W.W. Samuell High School, 8928 Palisade Dr		

Buckner Boulevard runs through the heart of the neighborhoods of Southeast Dallas. The theme of this workshop is the issue of stagnant or declining commercial strip centers and how they can be improved and integrated with surrounding neighborhoods to contribute to the area's stabilization and revitalization.

Workshop participants will explore ways in which Buckner Boulevard can transform into a business corridor that serves as the community's prime artery. This workshop will offer many lessons and ideas that can be applied to other parts of Dallas struggling with old or declining commercial strip centers.



Points of Interest

- Buckner Boulevard is a six lane divided thoroughfare forming the eastern portion of State Highway Loop 12 around the central core of Dallas.
- Landscaping improvements are proposed on Buckner between Bruton and Scyene north of the workshop area.
- Umphress Park to the west of the workshop area is slated for park improvements

Demographics*

- The population has increased 3% since 1990, although the number of households has declined 18%. This implies a marked increase in the average household size.
- The Hispanic population has tripled since 1990, now constituting a majority.
- Transit use for commuting to work has declined significantly among residents since 1990, from 7% to 4%.
- 78% of households own their homes.
- The median household income is at or below the City's median. Poverty rates have increased from 12% to 19% since 1990.

Zoning and Land Use

- The commercial land uses along Buckner Boulevard are a mixture of big box retail, car lots, personal services, offices, and other automobile-oriented retail uses typical of commercial shopping strips. The corridor is zoned PD 366 for commercial land uses.
- The residential neighborhoods surrounding Buckner Boulevard are generally stable and have 7,500 square foot lots in R-7.5 zoning.

*Demographic data is based on Census Tracts that include areas outside of the Workshop boundaries.

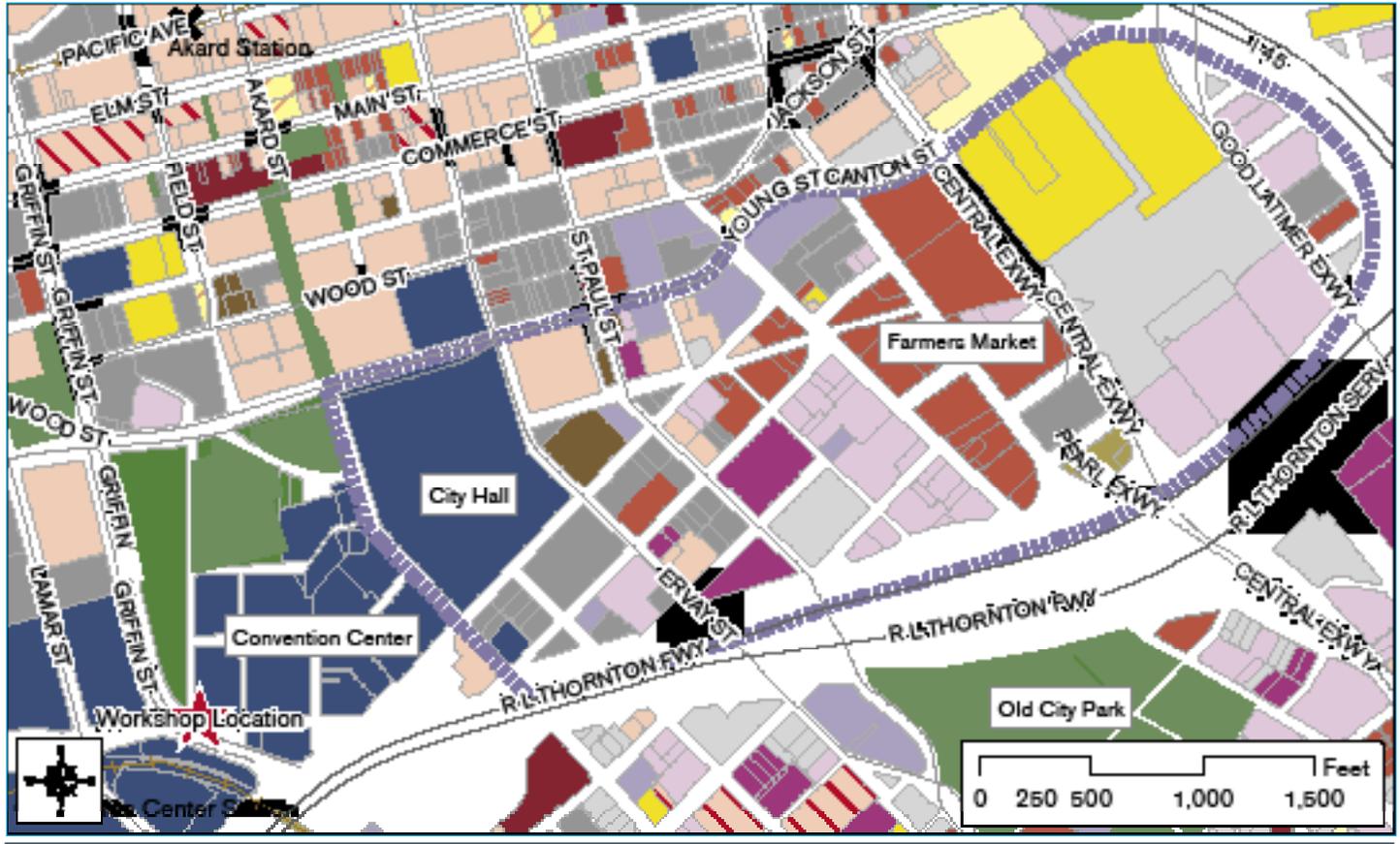
Farmers Market/Lower Downtown

Community Workshop

Date:	Tuesday, January 11, 2005	Time:	6:00 to 9:30 p.m.
Location:	Dallas Convention Center Theatre Complex, 650 S. Griffin Street		

The Farmers Market area of downtown Dallas is in the heart of large parcels of under-utilized land that have great potential to become a vibrant, central city, urban community. The Farmers Market is the oldest, continuously operating Farmers Market in the country.

Workshop participants will explore alternative types of dense urban residential uses in combination with office and retail centers that support the existing economic and cultural activities of the Farmers Market and the Convention Center.



Points of Interest

- The Dallas Farmers Market has been continuously operating as a farmers market since the late 1800s. It is a wholesale and retail facility for farm fresh produce, floral, and gourmet food items. It also hosts special events through out the year, and has meeting facilities available for rent.
- TXDOT's Project Pegasus is proposed to rebuild IH-30 (The Canyon) from IH-35E to IH-45. This reconstruction provides opportunities to re-establish connections between downtown and the Cedars neighborhood to the south.
- Dallas City Hall and the Dallas Convention Center which form the core of the Civic Center of downtown Dallas lie to the west of the workshop area and contribute day time population and visitors to the area.
- The Harwood Historic District along Harwood Street lies to the immediate north of the workshop area linking the major office towers of the central business district to the Farmers Market.
- Old City Park, located at the southern edge of the workshop area, is the oldest park in the City and provides a cultural and open space amenity for residents of the area.
- Perry Homes is currently constructing new apartments to the immediate east of the Farmers Market.

Demographics*

- There is a relatively small population living within the workshop area. The demographics below apply primarily to populations in the surrounding areas.
- The surrounding population has decreased 50% since 1990, although the number of households has increased. This implies the households in the area are getting smaller.
- The surrounding population is predominantly African American.
- The poverty rate is high at 31%, although it has decreased significantly since 1990. In contrast, the median household income is also high in the surrounding area. This implies that household incomes in the area are either very high or very low.

Zoning and Land Use

- The Inside the Loop Plan is the most current plan for the area. A draft of this plan was completed early this year.
- The land within the workshop area lies primarily within central area (CA) zoning CA allows a wide range of high density uses.
- The stable land uses within the workshop area include the wholesale and retail uses of the Farmers Market, and the Civic uses of Dallas City Hall.
- The Camden Properties Farmers Market Village apartments and townhomes at the eastern edge of the workshop area are the only residential uses within the workshop area.
- Most of the remainder of land within the workshop area is used for warehousing.

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Jefferson Boulevard

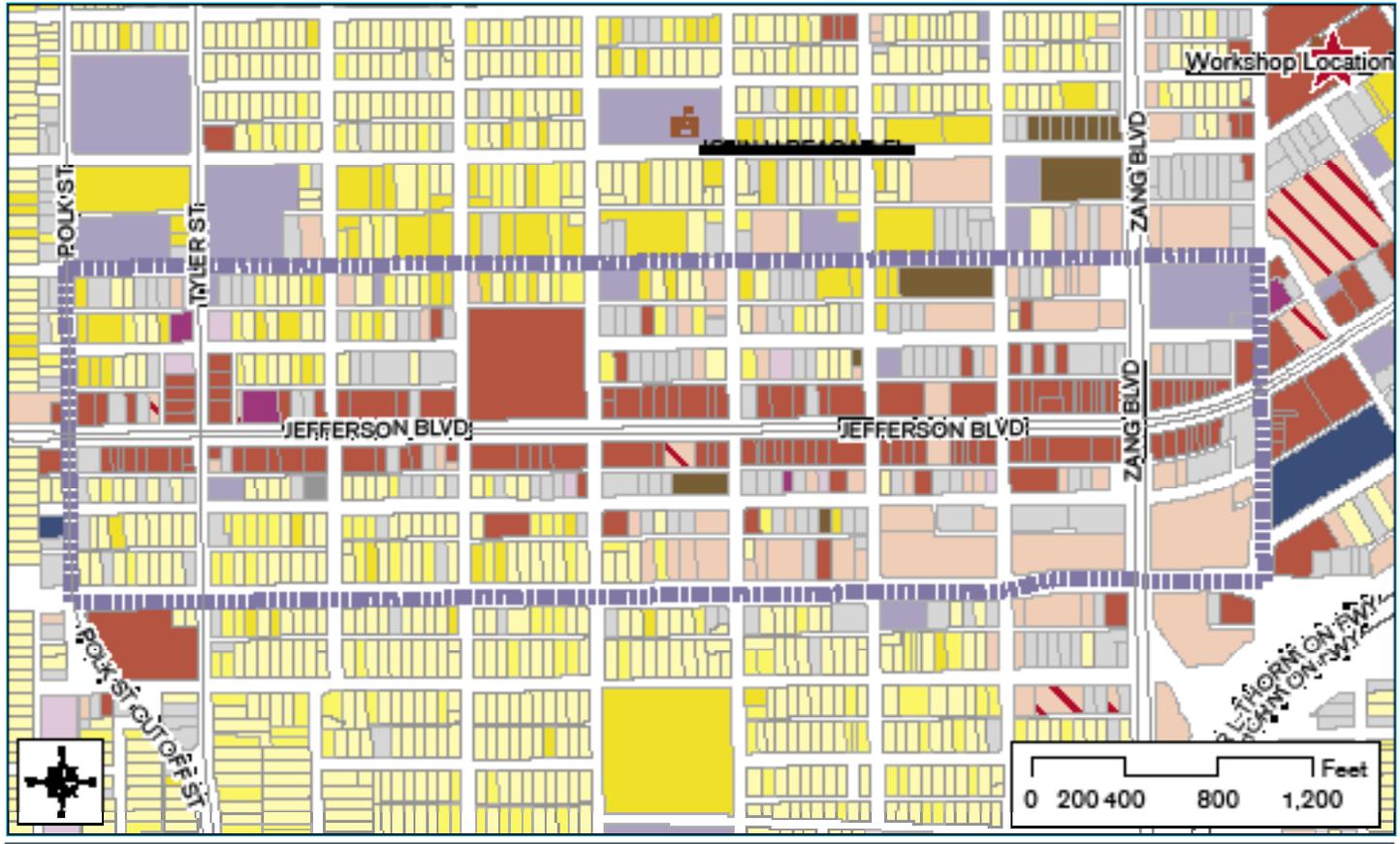
Community Workshop

Date:	Tuesday, November 30, 2004	Time:	6:00 to 9:30 p.m.
Location:	W.H. Adamson High School, 201 East Ninth Street		

Jefferson Boulevard represents a unique neighborhood main street with a thriving cultural and shopping district that is within walking distance to several neighborhoods.

Workshop participants will explore what makes this area work so well, what can be done to ensure that it remains economically strong and becomes more successful, and how it can be improved without changing the character of the area.

The ideas from this workshop will provide valuable insight that can be applied to other streets in Dallas that have the potential to become successful neighborhood main streets, each with their own distinct cultural flavor.



Points of Interest

- Jefferson Boulevard is a vibrant main street with a Hispanic/Latino flavor running through the heart of the Oak Cliff community of Southern Dallas.
- Jefferson Boulevard is the location of the Texas Theater, a designated historic landmark. A cultural arts facility is planned at this location and will include renovation of the Texas Theater.
- The Bishop Arts District, a successfully revitalizing neighborhood shopping area, is within walking distance to the north east of Jefferson Boulevard.
- Major employers in the vicinity include Bank of America and the City of Dallas' Oak Cliff Municipal Center.

Demographics*

- The population has increased 17% since 1990.
- 82% of the population is Hispanic and 44% is foreign born.
- A third of the population is below 18 years of age.
- Only 5% of people aged 25 years or older have a Bachelors degree.
- Poverty is high at 24% but has decreased since 1990. The median household income in the area is below the City's median.

Zoning and Land Use

- The Jefferson Area Community Plan, completed in 1990, is the most recent plan for the area. The area is zoned PD 316.
- Jefferson Boulevard has a vibrant mix of retail uses including restaurants, grocery stores, discount stores, and automobile related uses.
- The surrounding residential areas are a mixture of single family, duplex, and multifamily uses in R-5, D, and MF-2 zoning.
- Demand for parking for the retail uses on Jefferson Boulevard tends to spill over into surrounding residential areas.

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Parkland/Stemmons Industrial Corridor

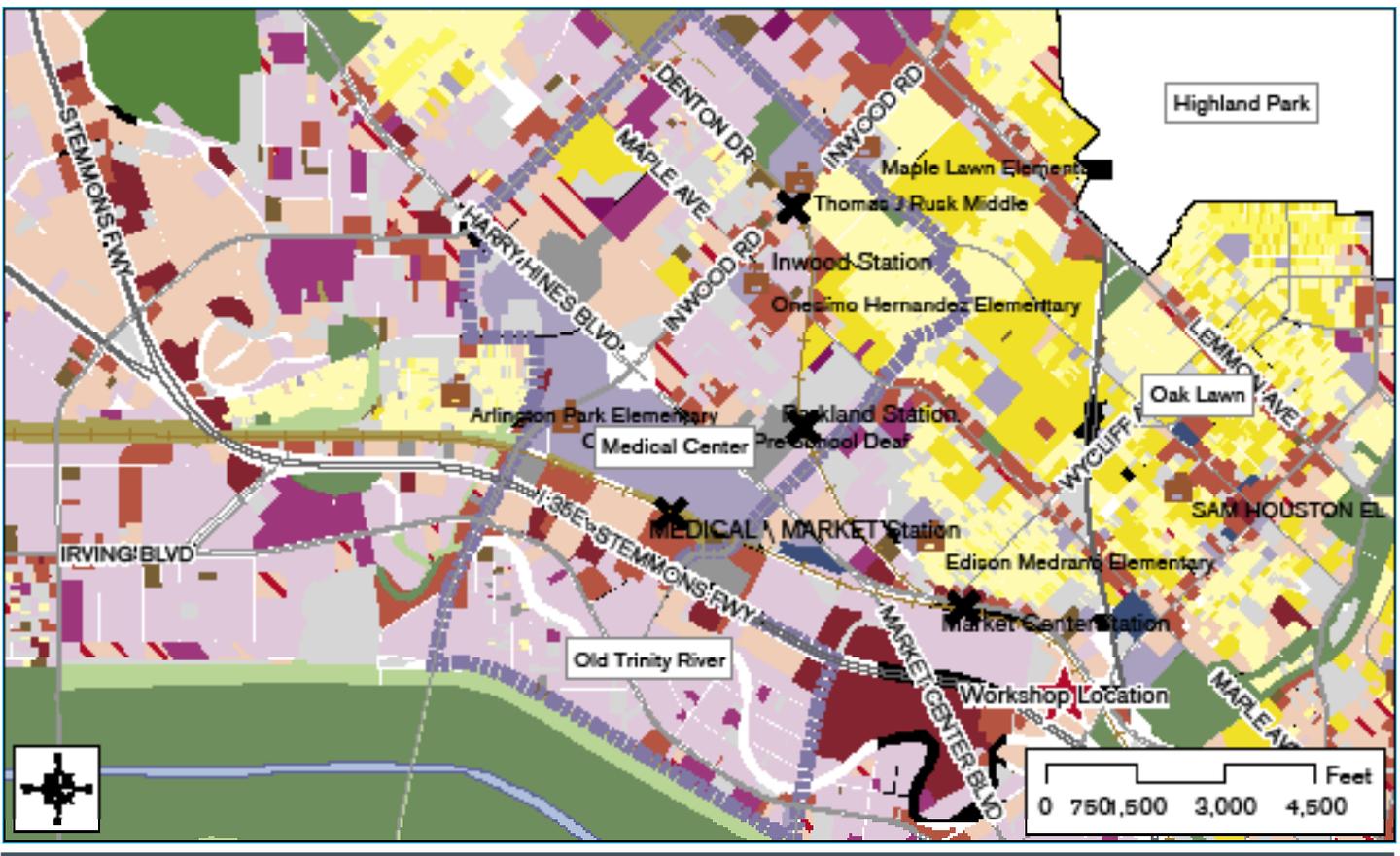
Community Workshop

Date:	Monday, December 6, 2004	Time:	6:00 to 9:30 p.m.
Location:	InfoMart, 1950 N. Stemmons Freeway		

The Parkland/Stemmons Corridor is central to one of the region's major employment centers and represents one of Dallas' significant opportunities for future growth and economic development.

The Medical District is the foundation for the emerging biotechnology industry in Dallas. The warehouse and wholesale trade facilities of the Stemmons Industrial District are in transition—some are finding new life and some are in decline.

Participants in this workshop will explore how these two districts can grow to support and complement each other in the future and continue to be a job creation center for decades to come.



Points of Interest

- Parkland Hospital, UT Southwestern Medical Center and Children's Hospital are the backbone of Dallas' main medical district and form the basis of an emerging biotechnology development center. Parkland Hospital is in the process of developing a master plan for future expansion.
- The Dallas Market Center and Info Mart along the Stemmons Business Corridor are a major focus of Dallas' wholesale trade business.
- Two DART light rail stations are planned in the area as part of the proposed Northwest Corridor DART alignment providing transit access from downtown to Love Field, Las Colinas and DFW International Airport.
- TXDOT proposes to rebuild IH-35E (Stemmons Corridor) from State Highway 183 to the IH-30 Mixmaster as part of Project Pegasus.
- Love Field located to the north east of the workshop area is served by Southwest Airlines, Continental Express, and Delta Connection ASA. Love Field acts as the entry way to Dallas for 7 million passengers a year.
- The proposed Old Trinity Trail is planned to follow the course of the old Trinity River, connecting Motor Street to the Katy Trail. Funds are currently being sought to build this hike and bike trail.

Demographics*

- The population has grown 50% since 1990; Hispanics constitute over 50% of the population.
- 62% of households are renters.
- The median household income is below the City's median, and the poverty rate is high at 16%.
- The average commute time to work of residents increased from 20 to 25 minutes since 1990. This implies that few of the local residents can find jobs in the area and few of the local employees live in the area.

Zoning and Land Use

- The land uses around the medical district are predominantly institutional and warehousing in industrial (IR) zoning. The warehouse uses in this area are declining and offer potential for redevelopment. There have been several zoning changes over the last few years to provide for residential and mixed use developments in this area.
- The land uses along the Stemmons Corridor are primarily related to wholesale trade and hospitality and are located in high density mixed use MU-3 zoning.
- The land uses along the Old Trinity River are primarily warehousing and wholesale trade. There is some developer interest in residential development in this area.
- The stable and high income neighborhoods of Oak Lawn and Highland Park are to the east within a mile of the workshop area.

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Residential Teardowns

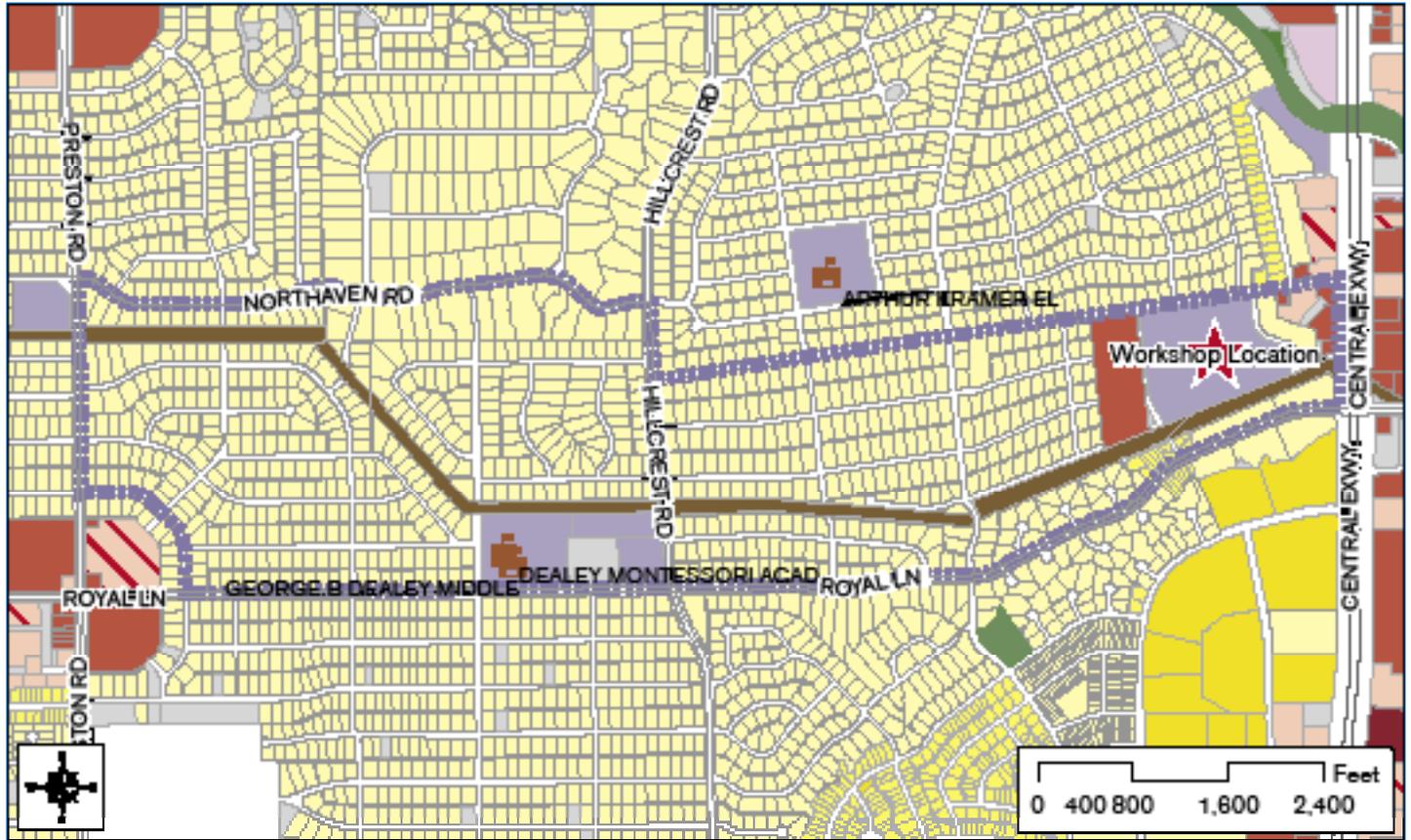
Community Workshop

Date:	Tuesday, November 16, 2004	Time:	6:00 to 9:30 p.m.
Location:	Jewish Community Center, 7900 Northaven Road		

This workshop will consider the sometimes controversial issue of “residential teardowns,” where existing homes in stable neighborhoods are torn down and replaced with larger homes, which are often out of character and scale with the rest of the neighborhood.

Workshop participants will consider the positive and negative aspects of new residential development in existing neighborhoods. Participants will also explore strategies to protect and enhance the character of stable neighborhoods while still allowing new development.

Residents of neighborhoods experiencing similar issues are encouraged to participate here and discuss ideas and lessons from this workshop that could be applied in their own neighborhoods in the future.



Points of Interest

- This is a stable North Dallas residential neighborhood with rising property values, resulting in construction of large new homes. The community has concerns about loss of character and the scale of new development in the neighborhood.
- The Jewish Community Center is an important community institution.
- Kramer Elementary and Dealy Montessori School are the main schools serving the neighborhood.

Demographics*

- The population has increased by 5% since 1990.
- Non-Hispanic Whites constitute 95% of the population.
- Married couples constitute 64% of households, and 27% of these are families with children.
- 40% of people aged 25 years or older have a Bachelors degree.

Zoning and Land Use

- The Central Forest Land Use Plan, completed in 1988, is the most recent plan addressing the area north of the workshop site.
- The residential neighborhood has large 16,000 square feet or 1 acre lots in R-16 and R-1 zoning.
- Stable retail uses at the corner of Preston and Royal Lane are located in commercial CR zoning.
- A mix of retail and office uses border the neighborhood on the east in mixed use (MU-1, MU-2), and office (LO-2) zoning along Central Expressway.

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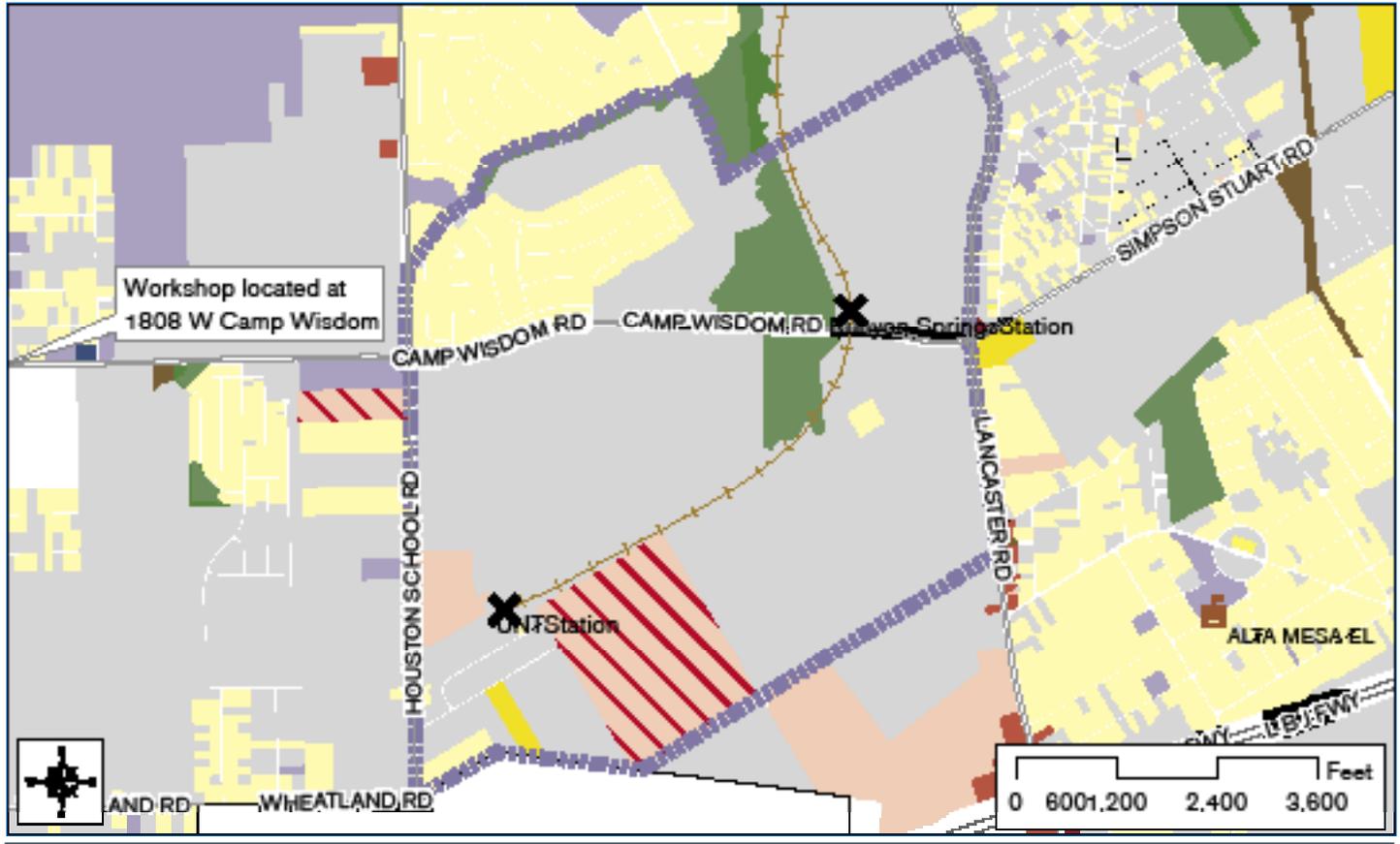
UNT Campus Area

Community Workshop

Date:	Thursday, November 11, 2004	Time:	6:00 to 9:30 p.m.
Location:	Oak Cliff Bible Fellowship, 1808 W. Camp Wisdom		

This workshop will imagine the future of the community developing around the proposed new University of North Texas (UNT) campus in Southern Dallas. Participants will explore how the educational and economic opportunities associated with the new campus can positively influence development in the area, particularly on vacant land surrounding the proposed campus.

Workshop participants will identify ways to take advantage of the proposed extension of the DART light rail line serving the UNT campus, while protecting the area's environmental features like creeks and woods and the existing stable residential neighborhoods.



Points of Interest

- The University of North Texas Campus at Dallas is proposed at the heart of the workshop area. This new campus represents a unique opportunity for economic development in the Southern Sector. The master planning process will be completed in Spring 2005, and classes will begin in the first building in January 2007.
- An extension of the South Oak Cliff DART Light Rail Line is proposed to serve the UNT Campus.
- The Villages of Runyon Springs is a new residential subdivision under development between Houston School and Lancaster Roads near Camp Wisdom Road. It will be developed in phases to accommodate approximately 1,495 residential lots for homes from 1,200 to greater than 2,400 square feet.

Demographics*

- The population has declined 10% since 1990 although the number of households has increased.
- 16% of people are aged over 65, doubling since 1990
- 90% of housing is owner-occupied
- The median household income is \$43,000, higher than the City median of \$37,628
- The poverty rate has increased from 8% to 13% since 1990

Zoning and Land Use

- The area was last studied in 1990 as part of the Southeast Oak Cliff Land Use, Housing, and Economic Study – Master Plan and Development Strategy.
- It includes the stable single family neighborhoods of Singing Hills and Hidden Valley.
- It has a significant amount of vacant land zoned predominantly for 7,500 and 5,000 square foot lots in R-7.5, R-5.0 zoning. There is also significant vacant land with PD zoning for mixed uses.
- The City owns a continuous stretch of park land from Five Mile Creek to the proposed U.N.T Campus site.
- The creeks of Runyon Springs and Ricketts Branch run through the area providing drainage and causing some areas to be susceptible to flooding.

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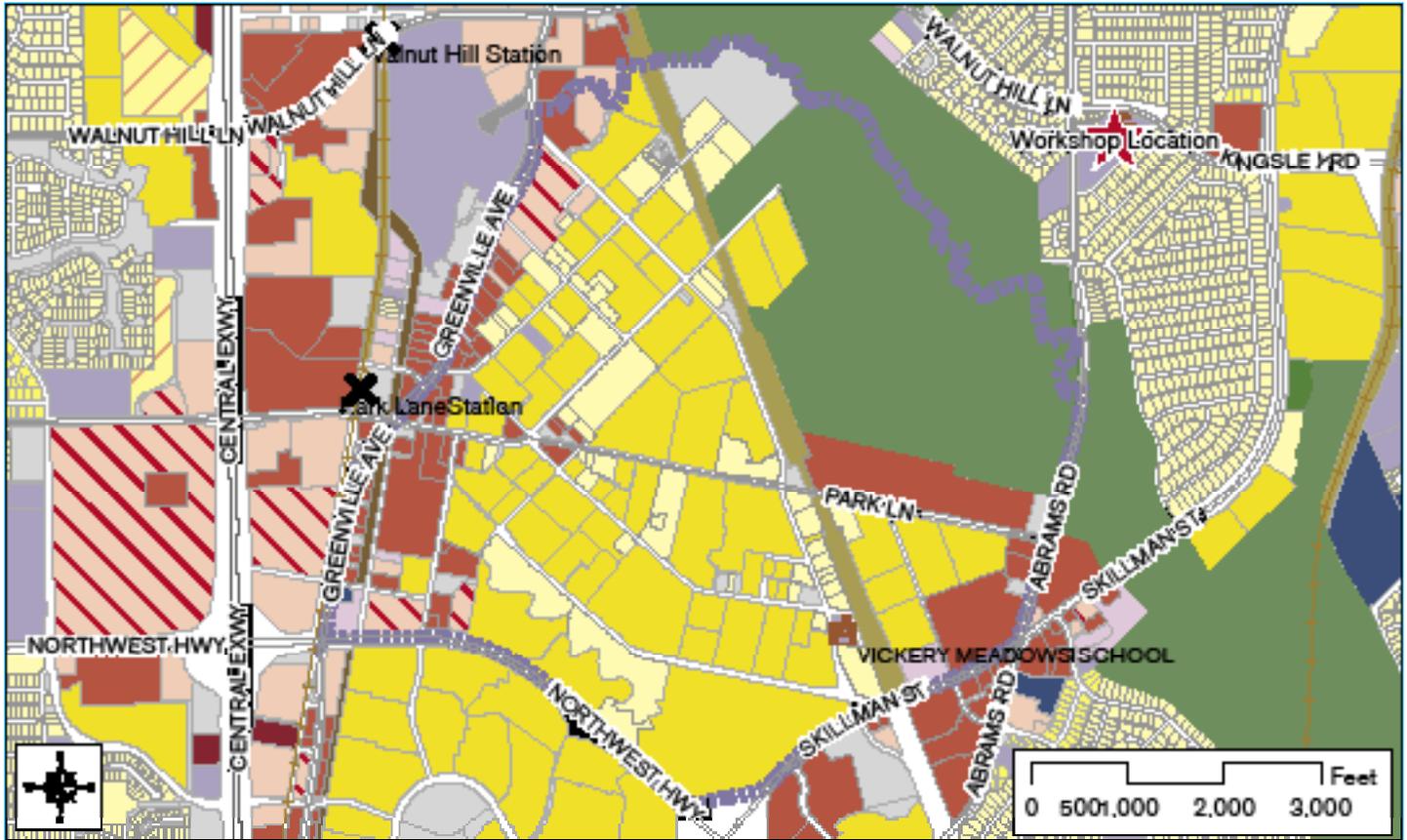
Vickery Meadows

Community Workshop

Date:	Tuesday, November 7, 2004	Time:	6:00 to 9:30 p.m.
Location:	Merriman Park Elementary School, 7101 Winedale Drive		

Vickery Meadows has one of the highest concentrations of apartments in Dallas and exemplifies the challenges and opportunities that can accompany dense urban living.

Workshop participants will explore strategies to stabilize the area and how to turn it into a healthy and vibrant urban community. Participants will also examine how the Park Lane DART station can become a focal point for future development and redevelopment opportunities and how planned new schools in the area can participate in the revitalization of the community.



Points of Interest

- Dallas Independent School District (DISD) has plans for two new schools in the area - Jack Lowe Sr. Elementary and Middle Schools, and Emmet Conrad High School. Both schools will replace deteriorated apartment and retail complexes.
- Presbyterian Hospital of Dallas is located just northwest of the workshop area. It provides health care covering 58 medical specialties with 897 beds and over 1,200 physicians on staff. The Vickery Health Center, located at Park Lane near Greenville, is part of the Parkland Health System and provides adolescent, adult and pediatric medical services.
- The Park Lane DART light rail station is located on the western edge of the workshop area. This above grade station is part of the DART North Central light rail line and provides connections to 6 DART bus routes.
- The NorthPark Center along Central Expressway to the west of the workshop area has 120 world-class shops and restaurants. Major expansions are underway at this center. Major mixed use redevelopment plans are also underway at properties on southeast corner of Park Lane and Central Expressway along the western edge of the workshop area.

Demographics*

- The population has increased 70% since 1990, although the number of households has only increased 10%. This implies a marked increase in average household size.
- Hispanics make up the majority of the population, increasing 16% since 1990. Almost half the population is foreign born.
- The median household income is significantly lower than the City median. The poverty rate is high at 24% and has increased from 17% in 1990.
- 95% of households are renters.
- Transit commuters have doubled since 1990, increasing from 7% to 14%.

Zoning and Land Use

- The area features a major concentration of multifamily residential uses in moderate density residential MF-1 and MF-2 zoning.
- Fair Oaks Park and Harry S. Moss Park form a major greenbelt along White Rock Creek along the northeastern edge of the workshop area.
- The commercial land uses along Central Expressway and Park Lane are located primarily in high density mixed use zoning (MU-2, MU-3) or in high intensity commercial zoning (RR and GO).

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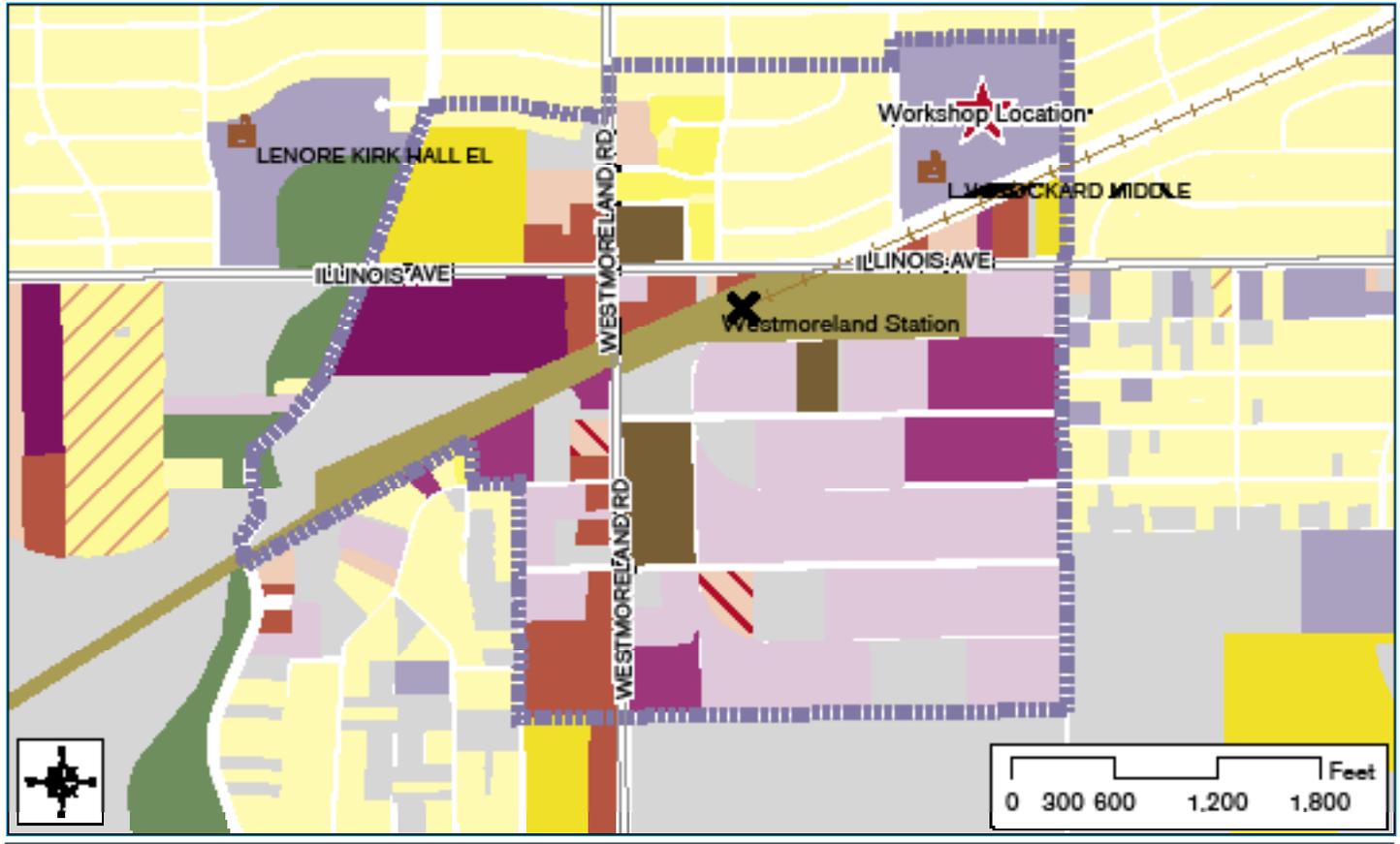
Westmoreland DART Station Area

Community Workshop

Date:	Monday, November 15, 2004	Time:	6:00 to 9:30 p.m.
Location:	L.V. Stockard Middle School, 2300 S. Ravinia Drive		

The focus of this workshop is the area around the Westmoreland DART light rail station. Participants will explore the opportunities for a mixture of residential, retail and office development around the DART station to encourage walking instead of driving, which will reduce traffic congestion, air pollution and parking problems.

Participants will also look at converting or redeveloping existing warehouse buildings. The ideas developed from this workshop will provide models for urban planning around other DART stations in Dallas.



Points of Interest

- The Westmoreland DART station is currently the end of the line station on the West Oak Cliff DART light rail line, and has been operating since 1996. DART owns a significant amount of land at the station that may become available for joint development in the future.
- A new retail/office development is being proposed for the area southwest of the Illinois/Westmoreland intersection.
- The Five Mile Creek bikeway, currently under construction, will pass through the study area when complete and will form an important link in the regional bikeway plan.
- The 2004 bond election allocated monies to improve parks within the workshop area.

Demographics*

- The population has increased by 25% since 1990.
- Hispanics account for 80% of the population in the area, doubling since 1990; 43% of the population is foreign born.
- Less than 3% of the population has a Bachelors degree.
- The poverty rate is high at 21% and has increased since 1990.
- The percentage of transit users has declined from 9% to 6% since 1990.

Zoning and Land Use

- There are stable, single family neighborhoods to the north and east of the workshop area with 7,500 square foot lots in R-7.5 zoning.
- Within the workshop area, land south of the DART station has IR industrial zoning and is used primarily for warehousing. These properties have potential for redevelopment.
- Retail uses along Westmoreland Road do not meet the needs of the neighborhood and are in need of revitalization.
- There is significant vacant land to the south and southeast of the workshop area under residential zoning.

*Demographic data is based on Census Tracts that include areas outside of the Workshop boundaries.