

# Oak Farms Transportation Corridors Study – Final Recommendations

## Virtual Public Meeting

September 10, 2025



North Central Texas  
Council of Governments

# Introductions

- **North Central Texas Council of Governments (NCTCOG)**
  - Michael Morris, P.E., Director of Transportation
- **City of Dallas Department of Transportation & Public Works**
  - Dr. Ghassan "Gus" Khankarli, Ph.D. P.E., Director



# Study Purposes – Overview

- **City of Dallas Study**
  - **Multimodal Street Prioritization**
  - **Corridor Prioritization Analysis**
  - **Dallas Streetcar Extension Analysis**
  - Information above unchanged from August 12, 2025 Public Meeting (*available for review at: [www.publicinput.com/oakfarms](http://www.publicinput.com/oakfarms)*)
- **NCTCOG Regional Study**
  - **Analyze New Traffic Patterns on Houston/Jefferson Viaducts**
  - **Jefferson Boulevard Conceptual Engineering**
  - **Oak Farms Site Street Grid Analysis**
  - **Active Transportation Connectivity**
  - Updated items (*in red*) to be discussed at tonight's Public Meeting



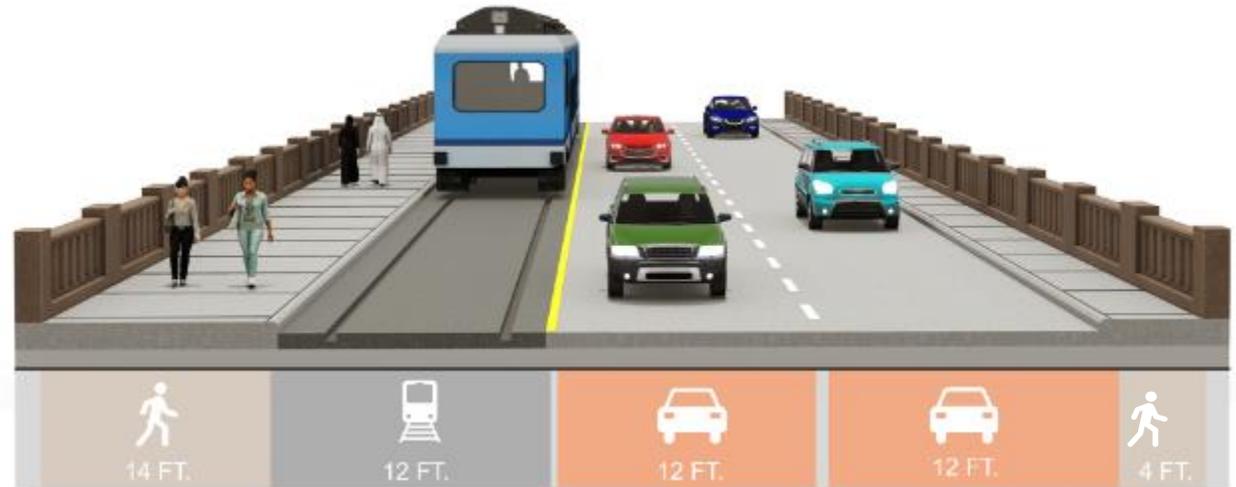
# NCTCOG Regional Study – Context

- Preservation of Houston/Jefferson Viaducts essential for efficient local/regional mobility and accessibility between Downtown Dallas and North Oak Cliff
- Current viaduct geometry, capacity, and traffic configuration may present obstacles to on-going redevelopment activities and long-term functionality
- With recent approval of \$30 million in State bridge funds for the viaducts, collaboration with TxDOT will determine if/how study outcomes may be integrated with planned rehabilitation efforts
- Regional corridor analysis will inform a similar process expected for the Cedars Area Street Grid Study to begin in late 2025

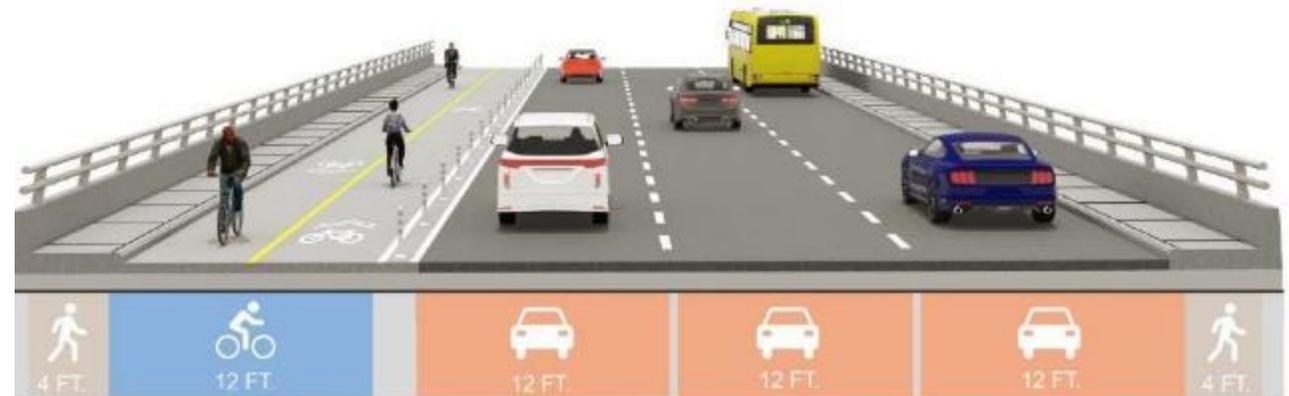


# Houston/Jefferson Viaducts – Existing Conditions

**Houston Street Viaduct**



**Jefferson Boulevard Viaduct**

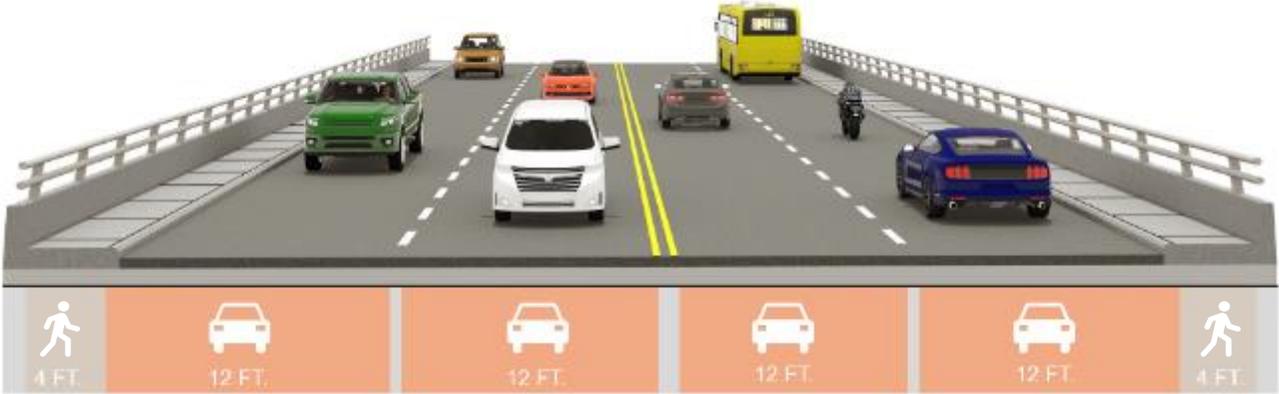


# Houston/Jefferson Viaducts – Alternatives

**Houston Street Viaduct**



**Jefferson Boulevard Viaduct**



# Local Street Network Analysis

- **Key Benefits**
  - **Removing connecting “legs” (Zang/Marsalis) can improve Oak Farms Site street connectivity, visibility, and Trinity River access**
  - **Removing vehicular traffic from Houston Street Viaduct may reduce long-term stress/maintenance to registered historic bridge (pending TxDOT confirmation)**
  - **Transit and active transportation priority increases public utility and Trinity River access**
- **NCTCOG recommendations informed by:**
  - **City of Dallas comprehensive planning guidance**
  - **Detailed traffic forecasts**
  - **Traffic operations modeling**
  - **Public/stakeholder feedback and consensus**



# Local Street Network Analysis – Previous Public Involvement

The Study's first Public Meeting was held on October 29, 2024 to gather public input.

A total of 44 comments were received.

Comments included the following themes:

- **General support for removing vehicular traffic from the Houston Street Viaduct and converting Jefferson Boulevard Viaduct for 2-way operation**
- **Concerns about increased traffic and pedestrian safety on Greenbriar Lane**
- **Concerns about potential developments at the former Oak Farms Dairy Site impacting local traffic**
- **Requests to consider specific routes**

To view the October 29, 2024 Public Meeting Documentation, scan the QR code or go to the URL below.



URL: [https://dallascityhall.com/departments/transportation/Documents/Meeting\\_presentations/Public\\_comments/10-29-2024\\_Oak\\_Farms\\_Public\\_Meeting\\_Documents\\_Comments\\_and\\_Materials.pdf](https://dallascityhall.com/departments/transportation/Documents/Meeting_presentations/Public_comments/10-29-2024_Oak_Farms_Public_Meeting_Documents_Comments_and_Materials.pdf)



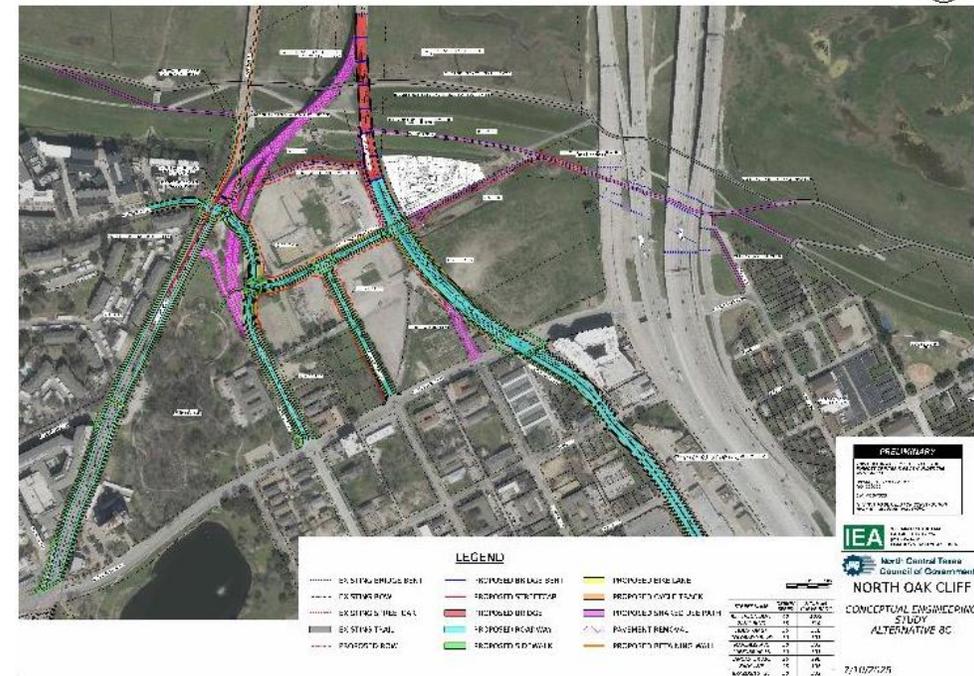
# Local Street Network Analysis – Previous Public Involvement (cont.)

Virtual Public Meeting held on August 12, 2025 to present Study recommendations.

A total of 46 comments were received via speakers, online text, or e-mail.

Comments included the following themes:

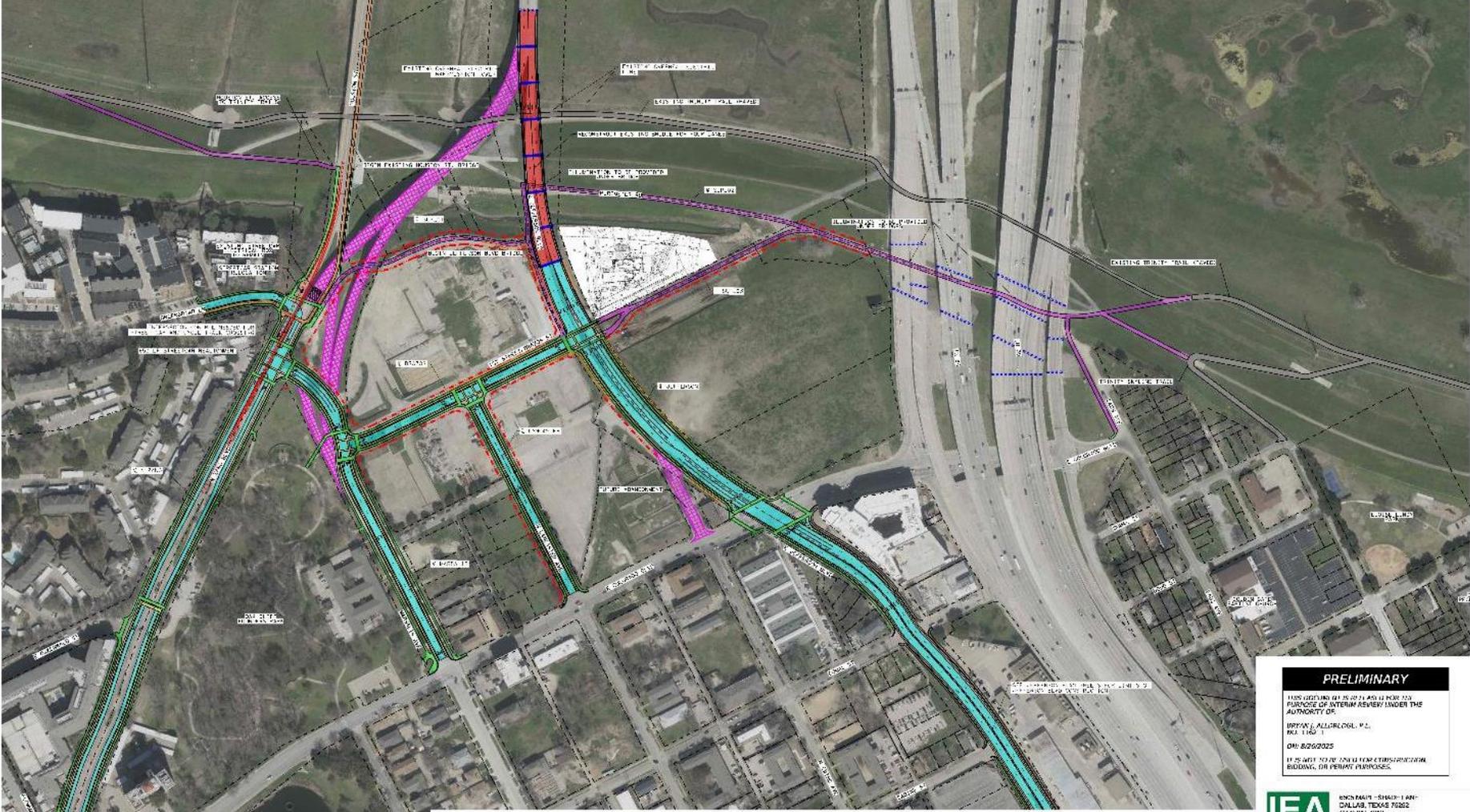
- Concerns over proposed Greenbriar Lane/ Marsalis Avenue connection at Zang Boulevard affecting future traffic and pedestrian safety (*inconsistent with previous Public Meeting preferences*)
- Concerns about effectiveness and safety of proposed streetcar extension and its effects on surrounding roadways
- Continued support for proposed Viaduct changes



**Preferred Alternative is updated to restore public/stakeholder consensus.**



# Preferred Alternative – Updated



**LEGEND**

----- EXISTING BRIDGE BENT	— PROPOSED BRIDGE BENT	— PROPOSED BIKE LANE
- - - - EXISTING ROW	— PROPOSED STREETCAR	— PROPOSED CYCLE TRACK
..... EXISTING STREETCAR	— PROPOSED BRIDGE	— PROPOSED SHARED USE PATH
— EXISTING TRAIL	— PROPOSED ROADWAY	— PAVEMENT REMOVAL
- - - - PROPOSED ROW	— PROPOSED SIDEWALK	— PROPOSED RETAINING WALL

DESIGN SPEEDS ARE RELATIVE TO LOCAL AND DESIGN POSTED SPEEDS TO BE DETERMINED POST CONSTRUCTION.

STREET NAME	DESIGN SPEED	MINIMUM CURVE RADIUS
JEFFERSON BLVD	40	1039
ZANG BLVD	35	516
HOUSTON ST	35	526
COLONADO BLVD	30	323
MARSHALL AVE	30	323
GRIFMANIAN LN	30	323
LANCASTER AVE	25	198
EADS AVE	25	198
BRAZOS ST	30	323

**PRELIMINARY**  
 THIS STUDY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. THE PURPOSE OF ANY REVIEW UNDER THE AUTHORITY OF:  
 IPRAN, L.L.C.  
 DATE: 8/26/2025  
 FOR BIDDING OR PERMIT PURPOSES.

**IEA** INDEPENDENT ENGINEERING ASSOCIATION  
 DALLAS, TEXAS 75262  
 (214) 961-4251  
 FIRM REGISTRATION NO. F-10161

**North Central Texas Council of Governments**

**NORTH OAK CLIFF**  
 CONCEPTUAL ENGINEERING STUDY  
 ALTERNATIVE 8D

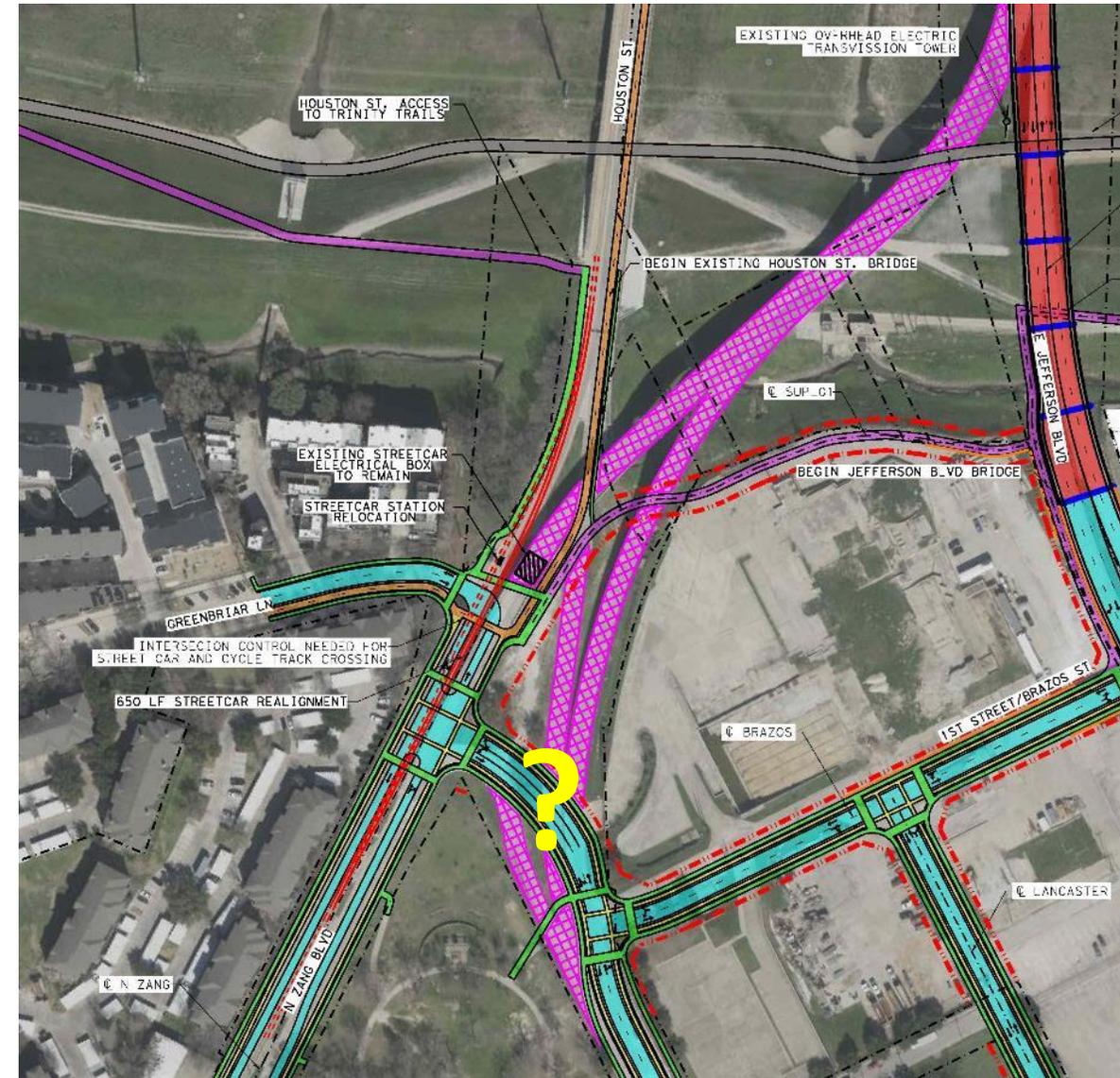
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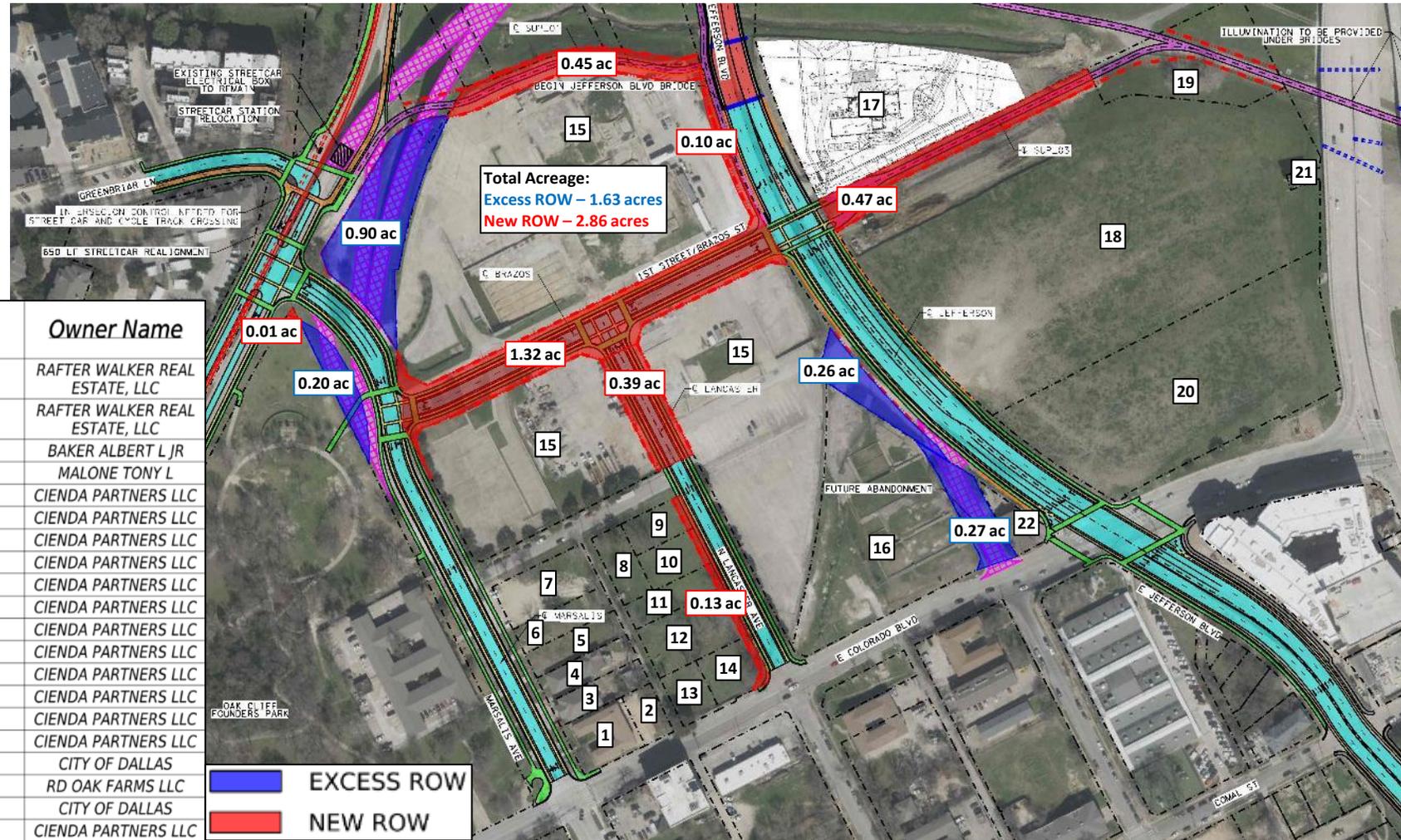


# Preferred Alternative – Updated (Option #2)

- Marsalis Avenue terminates at 1<sup>st</sup>/Brazos Street
- Surplus land (flyover ramps) used for bicycle/pedestrian connection to/from Marsalis Avenue/Zang Boulevard
- Founders Park extended seamlessly to the Trinity River
- All east-west through traffic routed to/from Colorado Boulevard



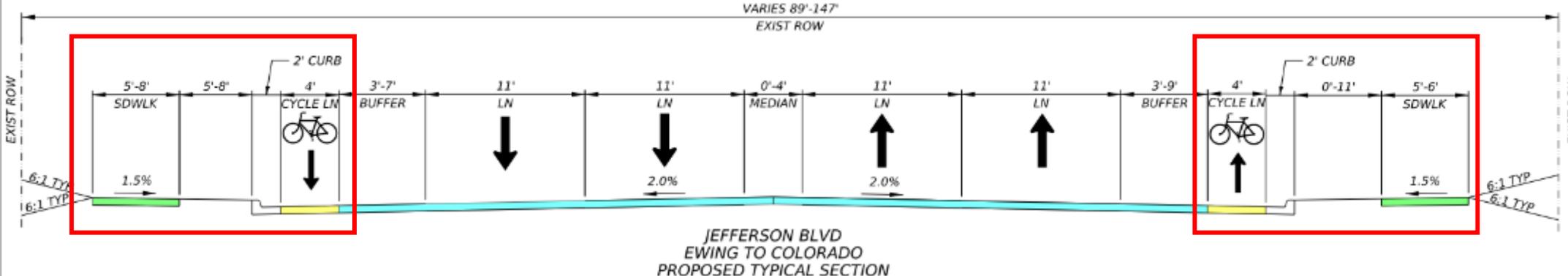
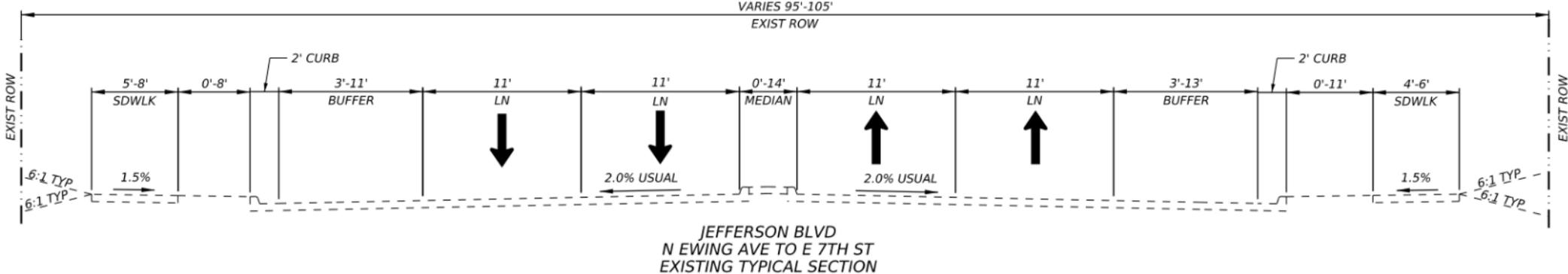
# Preferred Alternative – Ownership/Acreage



Parcel #	Site Address	Owner Name
1	900 N MARSALIS AVE	RAFTER WALKER REAL ESTATE, LLC
2	900 N MARSALIS AVE	RAFTER WALKER REAL ESTATE, LLC
3	908 N MARSALIS AVE	BAKER ALBERT L JR
4	914 N MARSALIS AVE	MALONE TONY L
5	918 N MARSALIS AVE	CIENDA PARTNERS LLC
6	922 N MARSALIS AVE	CIENDA PARTNERS LLC
7	926 N MARSALIS AVE	CIENDA PARTNERS LLC
8	618 ADDISON ST	CIENDA PARTNERS LLC
9	925 N LANCASTER AVE	CIENDA PARTNERS LLC
10	917 N LANCASTER AVE	CIENDA PARTNERS LLC
11	913 N LANCASTER AVE	CIENDA PARTNERS LLC
12	911 N LANCASTER AVE	CIENDA PARTNERS LLC
13	619 E COLORADO BLVD	CIENDA PARTNERS LLC
14	901 N LANCASTER AVE	CIENDA PARTNERS LLC
15	1114 N LANCASTER AVE	CIENDA PARTNERS LLC
16	711 E COLORADO BLVD	CIENDA PARTNERS LLC
17	909 E COLORADO BLVD	CITY OF DALLAS
18	909 E COLORADO BLVD	RD OAK FARMS LLC
19	909 E COLORADO BLVD	CITY OF DALLAS
20	909 E COLORADO BLVD	CIENDA PARTNERS LLC
21	100 SRL THORNTON FWY	GRTP LTD
22	904 N EWING AVE	DOMINGUEZ INVESTMENTS LTD



# Jefferson Boulevard – South of the Viaduct



# Consensus Report

- Provides a summary of the NCTCOG regional study, including
  - Data collection,
  - Alternatives development,
  - Alternatives evaluation,
  - Public involvement,
  - Project findings, and
  - Next steps



# Next Steps

- **Bridge Assessment Reports to be finalized and submitted to TxDOT**
- **Roadway improvement recommendations north of the Trinity River are still pending**



Photo credits: Ashley Landis – Dallas Morning News Staff Photographer



# Questions?

North Central Texas Council of Governments (NCTCOG)

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