



City of Dallas

Council District 4 Area Plan

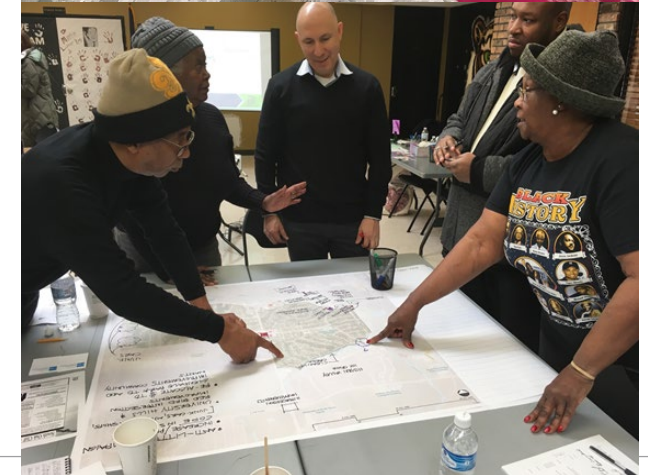
Task Force Kick-Off Meeting

March 4, 2021

Getting Started



- Mute your microphone to help keep background noise to a minimum
- Limit distractions - turn off notifications, close or minimize apps, mute smartphone
- You may ask questions via chat function if you have issues with voice connection



Introductions



- Councilmember Carolyn King Arnold
- Council Assistant - Phil Foster
- Plan Commissioner - LeDouglas Johnson

City Staff

- Peer Chacko - Director of Planning and Urban Design
- Karen Riley - Manager III (Planning and Urban Design)
- Sef Okoth - Area Planning Manager
- Chalonda Mangwiro-Johnson - Community Engagement, Manager II



City of Dallas



Blue Ribbon Taskforce Members



	Name	Organization
2	Jasmond Anderson (Chair)	Architect JASZ, LLC
3	Connie Buford	Liberty Heights Neighborhood Association, President
4	Isreal Fininen	
5	Janet Lone	Texas Land & Mineral Owners Assoc., Property Owner
6	Kaye Flewellen	_____, Business Owner
7	Lynn McBee	Young Women's Prep Network / EarthX, CEO/Board Chair
8	Ms. Thea Walker	DCT LiveWell
9	Phil Foster	Adelaide Neighborhood Association, Chairperson
10	Robert Pitre	Skyline Ranch, President/Owner
11	Roland Parrish	McDonald's Corporation
12	Royce West Jr	Miller West Title, Realtor
13	Sharon Middlebrook	Dallas Association of Real Estate Brokers (DAREB), Realtor
14	Stefon Chandler	Cedar Crest Development, Community Liaison





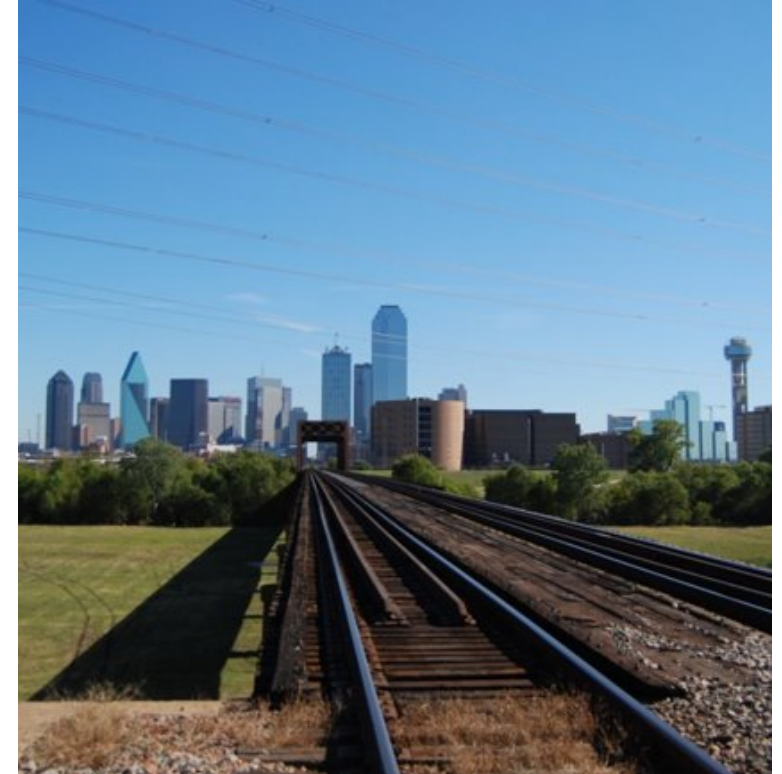
AREA PLANNING --- PRESENTATION

TASK FORCE MEETING



Presentation

- Area Planning Program
- District 4 Area Plan
- Planning Area Boundaries
- Planning Process & Timeline
- Task Force Roles & Responsibilities
- Discussion



Area Planning Program



- Systematic program for detailed land use planning informed by community engagement in areas prioritized for strategic City action.



Area Planning Impetus



1. Authorized hearings for rezoning initiated
2. Potentially transformational transportation planning projects in progress
3. Major City facility master plans in progress
4. Targeted City housing or economic development initiatives initiated
5. Potentially transformational private development initiatives in progress



Purpose of Area Plans



1. Establish a detailed land use & development vision
2. Guide proactive City implementation actions:
 - *Zoning/Thoroughfare Plan amendments*
 - *Infrastructure improvements*
 - *Other actions related to land development*
3. Align and incorporate the development vision into the updated City Comprehensive Plan

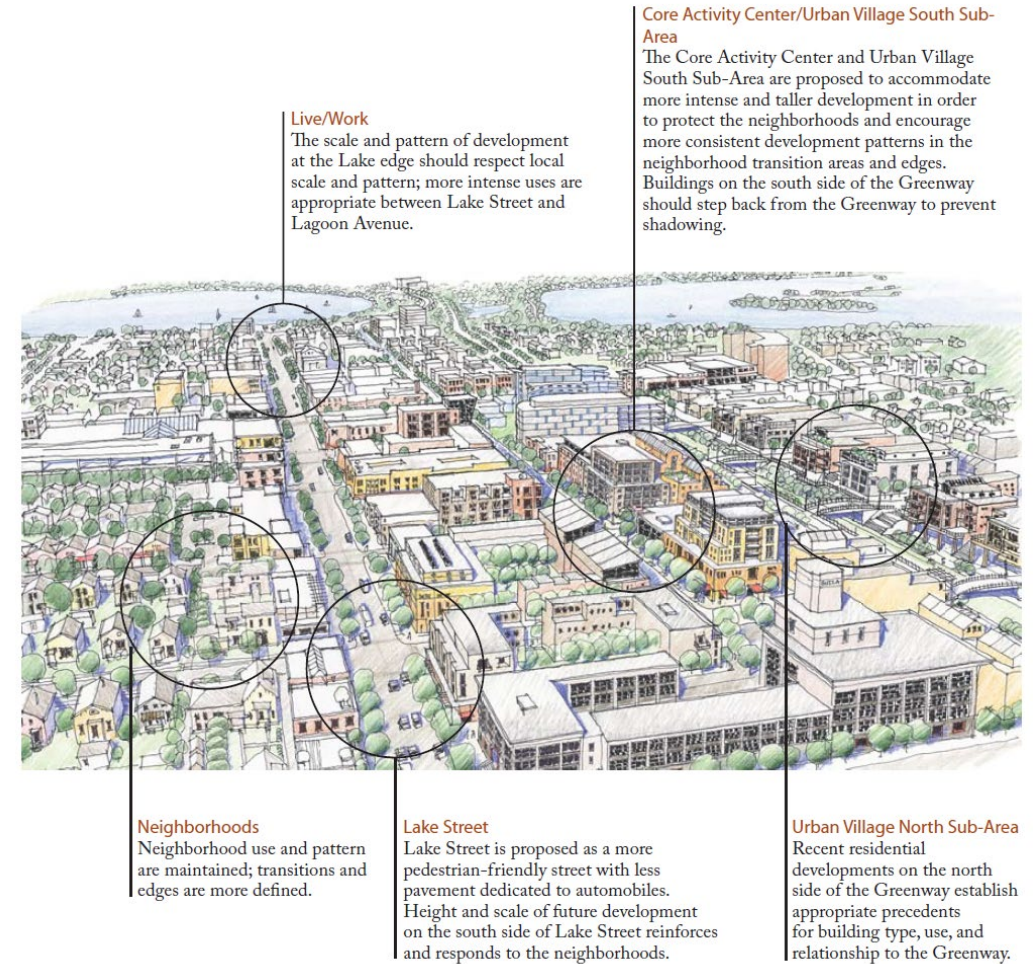
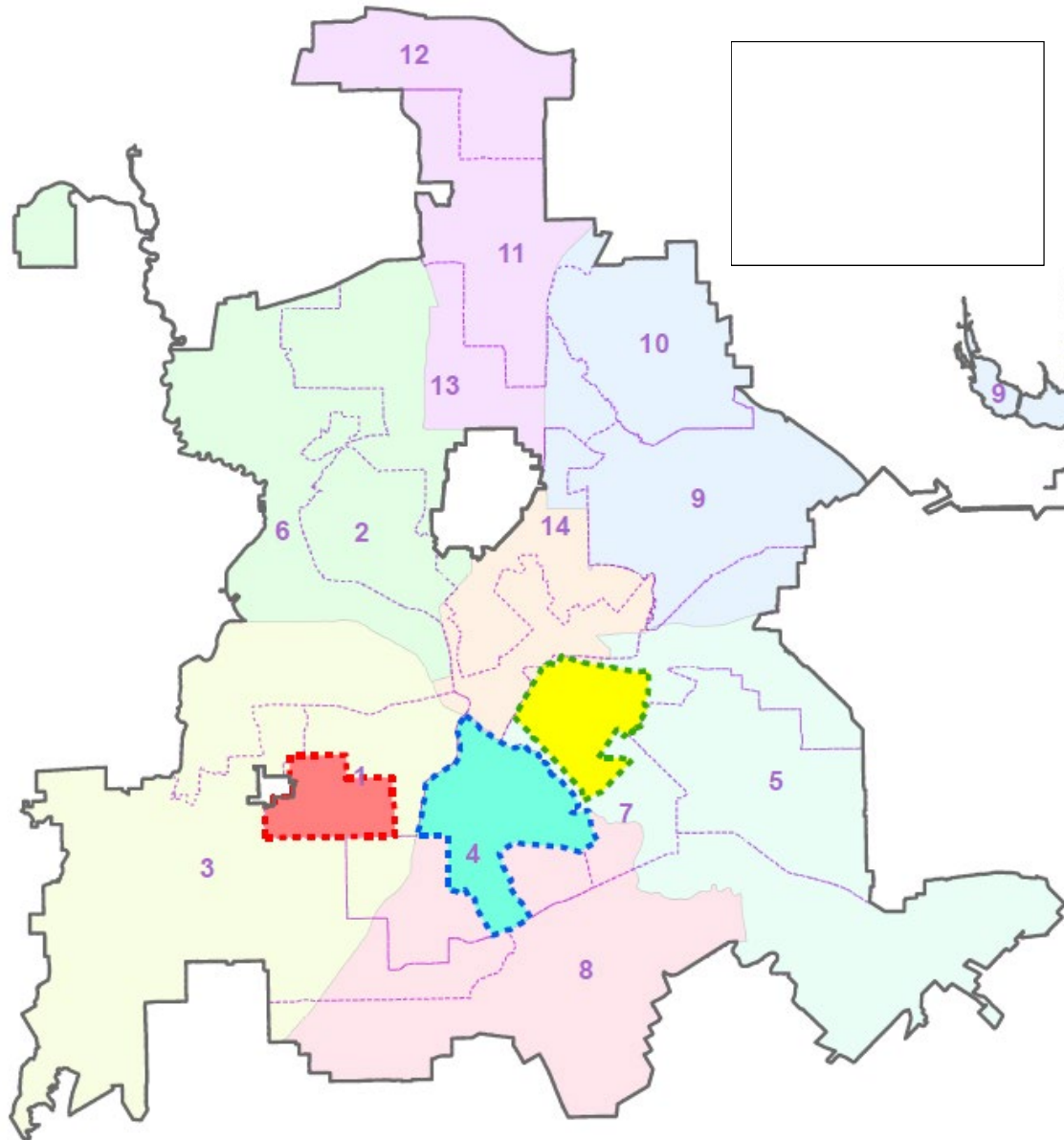


Illustration from Uptown Area Plan, Minneapolis, Minnesota



Current Area Planning Efforts



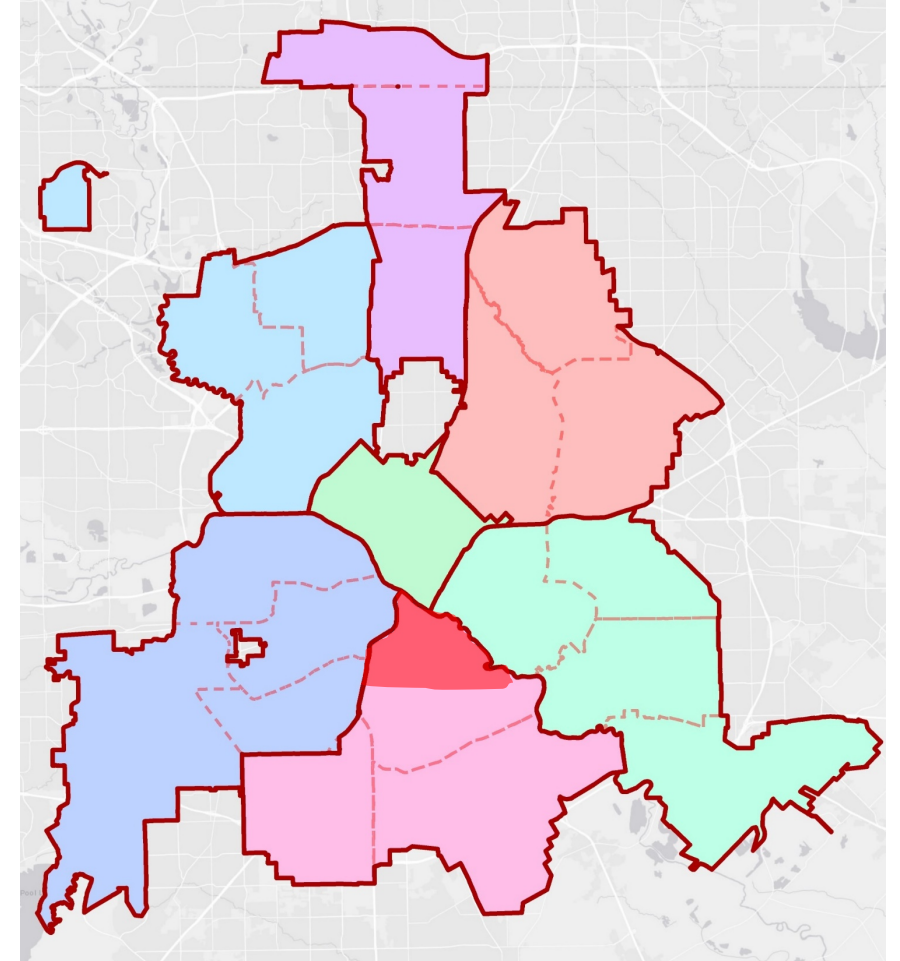
Area planning currently underway:

- District 1: West Oak Cliff
- District 4: East Oak Cliff/Cedar Crest/Lancaster Corridor
- District 7: South Dallas- Fair Park Area

Citywide Comprehensive Plan Context



- Concurrent *forwardDallas* Plan update will provide:
 - Future development scenarios at the citywide and sub-area scales
 - Strategic land use themes that resonate across the city
 - Systematic implementation program focused on land development to be included in the new Community Transformation Roadmap



Citywide Strategic Land Use Themes



**FOSTER
MIXED
INCOME
NEIGHBORHOODS**



**INCENTIVIZE
TRANSIT
ORIENTED
DEVELOPMENT**



**PUT
VACANT
LAND TO
PRODUCTIVE
USE**



**REVITALIZE
NEIGHBORHOOD
COMMERCIAL
CORRIDORS**



**PROMOTE
REGIONAL
MIXED-USE
JOB
CENTERS**



**MITIGATE
LAND
USE/ZONING
INEQUITY**



**PROMOTE
GREEN
LAND
DEVELOPMENT
PRACTICES**



**PROMOTE
PLACE-
MAKING**





DISTRICT 4 AREA PLANNING

District 4 Area Planning



- **Purpose:** Establish a detailed land use and development vision to guide growth and investment, shape City policies and leverage resources for the area.
- Several existing or ongoing initiatives that need to be integrated into one area plan that defines a unified development vision for the area.
- Area Planning process to happen concurrently with the Citywide Comprehensive Land Use Plan update.
- Residents and stakeholder input is essential and will inform goals and priorities.



District 4 Area Planning Impetus



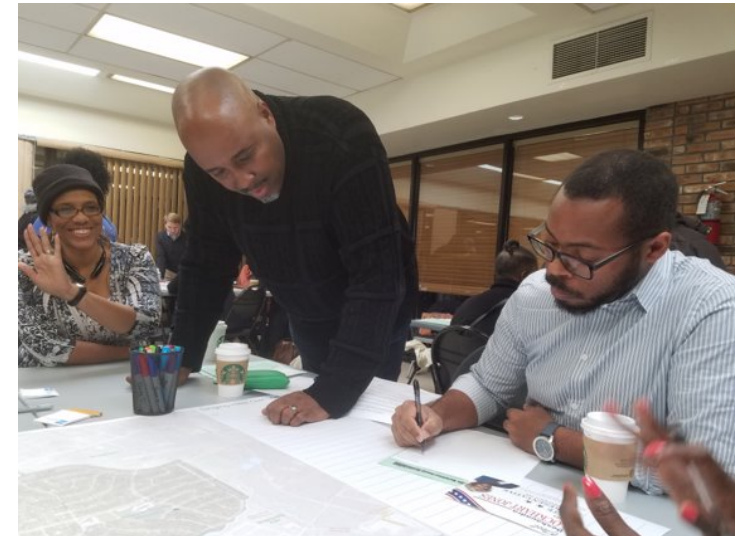
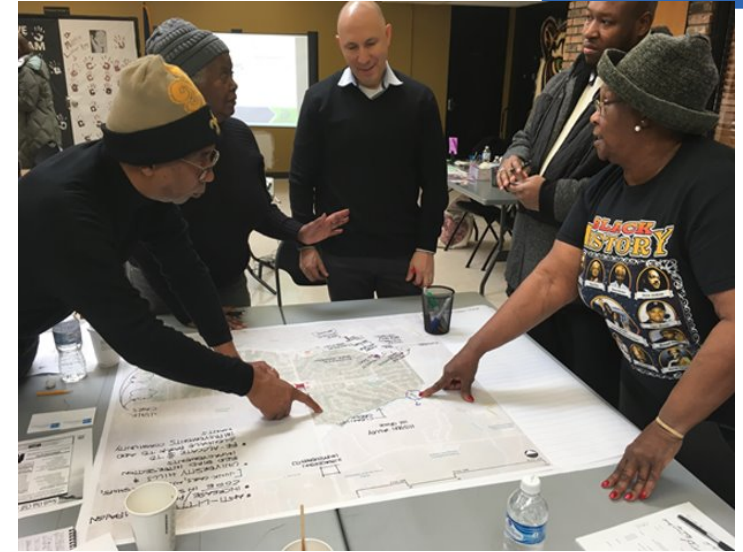
- Authorized hearings for rezoning
- Southern Gateway (I-35E) reconstruction and deck park
- Zoo Master Plan update
- Single Family Housing Notice of Availability of Funding (NOFA)
- DHA Brackens Village redevelopment
- Potential Cadillac Heights redevelopment
- Transit Oriented Development (TOD) Initiative



Planning Goals



- Establish a detailed land development vision to inform and support proactive initiatives prioritized through the citywide comprehensive plan.
- Define a coordinated implementation program of well-defined City actions to advance the land development vision for the area
- Align the area plan vision with citywide policies to enable consistent incorporation into the Citywide Comprehensive Land Use Plan update.



Focus of the Plan



- Review existing conditions, plans, and studies
- Identify land development and /or neighborhood stabilization opportunities/challenges in context of the citywide Comprehensive Land Use Plan Update
- Articulate a detailed land development vision to promote economic vitality, environmental sustainability, and equity
- Define a coordinated implementation program to advance the vision through:
 - Proactive zoning/other regulatory actions
 - Infrastructure investments
 - Financial incentive programs for economic and housing development
 - Other actions to support the land development vision



What the Plan is NOT about?



- District 4 Area Plan is primarily a 'land use & development plan'
- It will not focus on addressing issues related to delivery of routine City services such as code enforcement, sanitation or home repair
 - Crime issues will be referred to DPD - Neighborhood Police Officers
 - Code enforcement will be referred to Code Dept - Neighborhood Code Rep
 - Sanitation issues will be referred to Sanitation Department
 - Home repair issues will be referred to the Housing Department
 - Animal issues will be referred to Animal Services
 - Homeless encampment issues would be referred to Office of Homeless Solutions

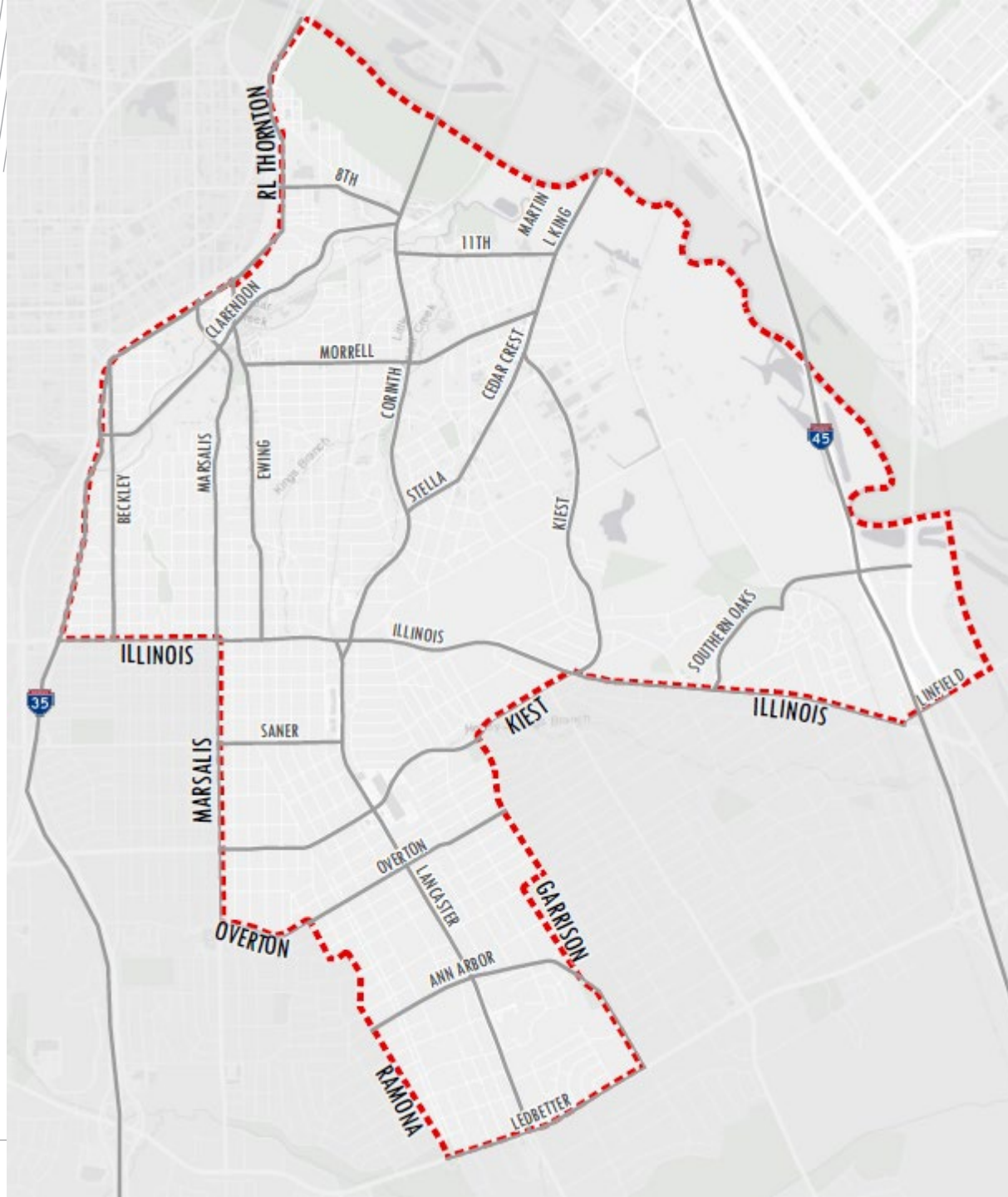




PLANNING AREA BOUNDARIES

Planning Area Boundaries

- 11.3 Square miles
- Population: 39820

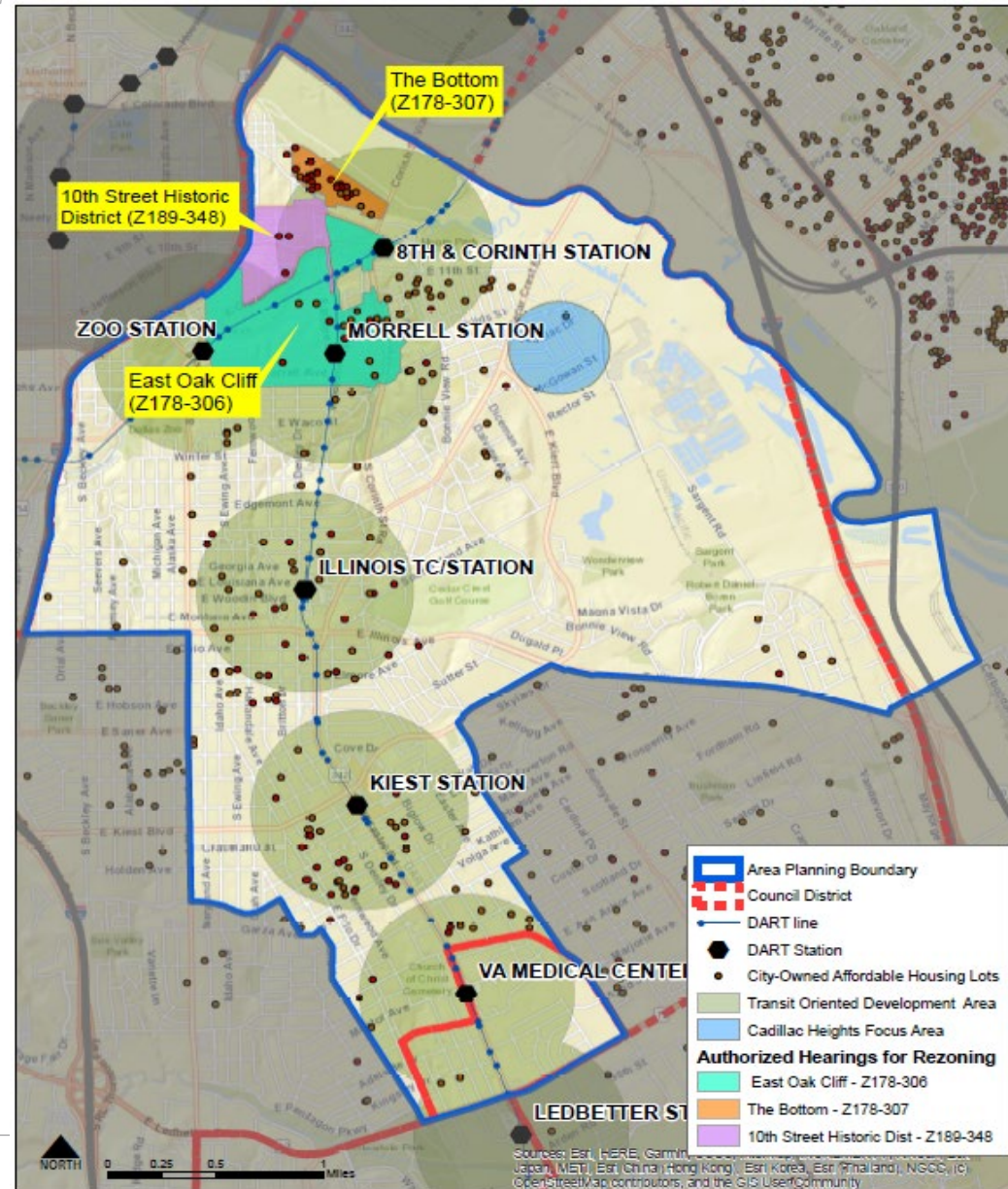


Planning Area Boundaries



Encompass several neighborhoods:

- Cedar Crest
- Brentwood
- Cadillac Heights
- Zoo Creek
- Tenth Street Historic District
- The Bottom
- Beckley Club Estates
- Beckley-Saner
- Cedar Oaks
- Fiji
- Liberty Heights
- Horizon Estates
- Adelaide
- Lancaster corridor etc.





Three colored circles (white, green, blue) are positioned in the upper left corner of the slide.

TASK FORCE & OTHER GROUPS

Stakeholder Task Force



- Role: Provide civic-minded guidance during the planning process
- Composition: 11 to 17 members with balance diversity of interests:
 - Residential organizations
 - Business organizations
 - Property owners/developers
 - Local non-profits/anchor institutions
 - Pro bono planning expertise
- Meetings: Proposed minimum 8



Blue Ribbon Task Force Members



1	Name	Organization
2	Jasmond Anderson (Chair)	Architect JASZ, LLC
3	Connie Buford	Liberty Heights Neighborhood Association, President
4	Isreal Fininen	
5	Janet Lone	Texas Land & Mineral Owners Assoc., Property Owner
6	Kaye Flewellen	____, Business Owner
7	Lynn McBee	Young Women's Prep Network / EarthX, CEO/Board Chair
8	Ms. Thea Walker	DCT LiveWell
9	Phil Foster	Adelaide Neighborhood Association, Chairperson
10	Robert Pitre	Skyline Ranch, President/Owner
11	Roland Parrish	McDonald's Corporation
12	Royce West Jr	Miller West Title, Realtor
13	Sharon Middlebrook	Dallas Association of Real Estate Brokers (DAREB), Realtor
14	Stefon Chandler	Cedar Crest Development, Community Liaison



Task Force Roles & Responsibilities



- Offer guidance on the planning process
- Help identify community issues and concerns
- Support stakeholder engagement and community outreach
- Help connect with hard-to-reach population (those who distrust city government)
- Promote community survey and public participation
- Help the community transition from planning to implementation



District 4 Board/Commission Members



- Key District 4 Commission/Board representatives would be invited to attend Task Force meetings as ex-officio members.
 - City Plan Commissioner
 - Park Board Member
 - Community Development Commissioner
 - Landmark Commissioner
 - Arts and Culture Commissioner



Ad-Hoc Technical Group



- Internal and external public agency staff representatives will be plugged into the process and consulted as needed.

City Agencies:

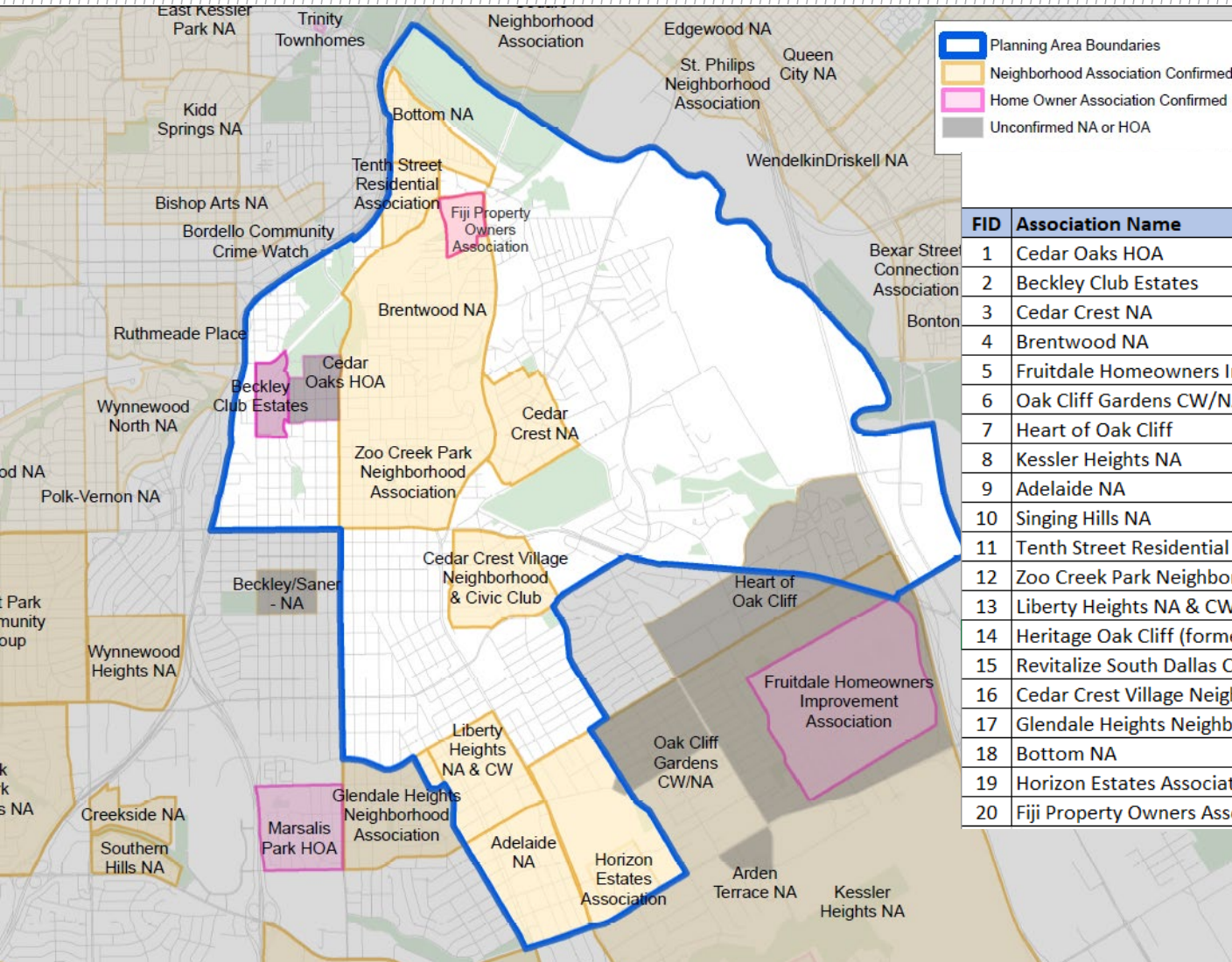
- Transportation Planning and Public Works
- Economic Development
- Housing & Neighborhood Revitalization
- Sustainable Development & Construction
- Park and Recreation
- Dallas Water Utilities
- Office of Integrated Public Safety Solutions with DPD, Code, Sanitation, and Community Prosecution
- Office of Community Care and Office of Homeless Services

External Agencies:

- DART
- TXDOT
- NCTCOG
- Dallas Housing Authority
- DISD
- DCCCD



Neighborhood Stakeholders



Neighborhood Organizations

FID	Association Name	Asso Type	Website	Status
1	Cedar Oaks HOA	HOA		UnConfirmed
2	Beckley Club Estates	HOA	http://www.beckleyclub.com/	Confirmed
3	Cedar Crest NA	NA	www.cedarcrestneighborhood.org	Confirmed
4	Brentwood NA	NA		Confirmed
5	Fruitdale Homeowners Improvement Association	HOA		Confirmed
6	Oak Cliff Gardens CW/NA	NA		UnConfirmed
7	Heart of Oak Cliff	NA		UnConfirmed
8	Kessler Heights NA	NA	www.dcficomunity.org	Confirmed
9	Adelaide NA	NA		Confirmed
10	Singing Hills NA	NA		Confirmed
11	Tenth Street Residential Association	NA		Confirmed
12	Zoo Creek Park Neighborhood Association	NA	zoocreekparkna.com	Confirmed
13	Liberty Heights NA & CW	NA		Confirmed
14	Heritage Oak Cliff (formerly OOOCL)	Coalition	www.heritageoakcliff.org	Confirmed
15	Revitalize South Dallas Coaliton	Coalition	www.rsdcc.us	Confirmed
16	Cedar Crest Village Neighborhood & Civic Club	NA		Confirmed
17	Glendale Heights Neighborhood Association	NA		Confirmed
18	Bottom NA	NA		Confirmed
19	Horizon Estates Association	NA		Confirmed
20	Fiji Property Owners Association	HOA		Confirmed





PLANNING PROCESS & TIMELINE

The Planning Process



- Eight-step process:
 - Step 1: Project Scoping (prior to kick-off)
 - Step 2: Task Force Meeting
 - Step 3: Existing Conditions Analysis & Issue Identification
 - Step 4: Community Engagement
 - Step 5: Visioning & Action Priorities
 - Step 6: Plan Drafting & Review
 - Plan 7: City Adoption
 - Step 8: Implementation
- Community engagement is continuous
- Each step consist of a series of tasks and constitute a milestone



Project Initiation



- Establish a stakeholder task force
- Identify planning area boundary
- Develop project scope & timeline
- Create project website
- Draft community survey
- First Task Force Meeting - Review boundary, scope & process
- First Community Meeting - Introduce the project





Visioning

- Identify Issues, concerns & opportunities
- Draft vision statement, goals, and objectives
- Task Force Meeting #2:
 - Review vision statement, goals & objectives
- Public Meeting #1:
 - Receive community input on the vision, goals, and objectives
- Task Force Meeting #3:
 - Community visioning recap

Community Vision

A "Community Vision" is a statement that communicates the community's values and aspirations for the future. It answers the question, "What will success look like in the effective implementation of a plan?"

Pemberton Hill Vision Statement

"A safe neighborhood with well maintained infrastructure, business opportunities, shopping options, quality housing, recreational opportunities and support services for all residents; a neighborhood that fosters unique character and spirit of the community as seen in its history, culture and resident's deep sense of civic engagement"



Community Concerns & Challenges

1. Substandard housing and poor upkeep of properties
2. Poor infrastructure condition - streets, sidewalk & alleys
3. Crime - shootings, drug houses, thefts and gangs
4. Poor access to public transit - Lake June DART station
5. Flooding/drainage problems in some residential areas
6. Poor maintenance of the single-family rental homes
7. Loose animals - residents with too many pets
8. Language barriers make it difficult to relate to neighbors
9. Too many vacant lots in the neighborhood
10. Inadequate support programs for the seniors and youth

Neighborhood Priorities

- High blight - seriously deteriorated through neglected and abandoned, home repair and abandoned neighborhood
- Rental home quality - Work with landlords to improve the condition of rental properties
- Public safety - work with the Police and neighborhood watch groups to reduce crime
- Infrastructure improvement - Develop partnerships for infrastructure work
- Neighborhood CIP - Create new recreational and social support programs for the elderly and the youth

Infrastructure Needs

Infrastructure improvement is a major concern in Pemberton Hill. Residents are concerned about the poor conditions of infrastructure such as sidewalks, streets and alleys. The improvement of these infrastructures is critical for the long-term viability of the neighborhood. Many streets in the area are unimproved (lack curb and gutter), some segments lack sidewalk or have existing sidewalks that are old, cracked or uneven. Parts of the neighborhood experience flooding because of lack of drainage system. Community facilities like the schools and the recreation center, could also use some renovations. The community needs a finite list of feasible infrastructure improvement projects that defines its Capital Improvement Plan (CIP). Last year, the community developed a prioritized list of infrastructure projects for the Bond Program, which can serve as the starting point for the neighborhood CIP.



Home Repairs

Blight is a major issue in the neighborhood. The City has organized home repair and painting projects as a short-term strategy to deal with blight. In October 2016, Neighborhood Vitality collaborated with the Mayor's Office AmeriCorps Vista Program, Council members, and the neighborhood association (PTFNA) to recruit over 80 volunteers that painted four homes in the neighborhood.

In June 2017, the Housing Department's People Helping People (PHP) Program partnered with the World Changers International that brought volunteers from across the country to repair homes in the neighborhood. The project assisted eight senior homeowners with repairs such as updating siding, roofing and painting. In addition, a number of residents needing home repair assistance, have been referred by Neighborhood Vitality to the Habitat for Humanity for assistance.



Existing Conditions Analysis



- Review existing plans, studies, and reports
- Preliminary data analysis and issue identification:
 - Current conditions and trends to inform issue identification
 - Demographic
 - Land Use & Housing
 - Economic Condition (Commercial corridors)
 - Transportation & Circulation
 - Natural Environment (Park & Open Space)
 - Community Facilities & Infrastructure
 - Other Topics e.g. Historic Preservation
 - Growth forecast to provide quantitative frame of reference for vision



Drafting the Plan



- Plan Outline (Chapters)
 - Acknowledgement, Adoption Resolution, Table of Content
 - Introduction
 - Key Opportunities & Challenges
 - Vision :Land Use & Urban Design, Transportation & Infrastructure, Community Development, Catalytic/Focus Areas
 - Implementation Program
 - ✓ Zoning actions
 - ✓ Transportation and infrastructure actions
 - ✓ Community development actions
 - Appendix
 - Executive Summary
 - Location and boundary
 - Vision summary
 - Implementation action matrix



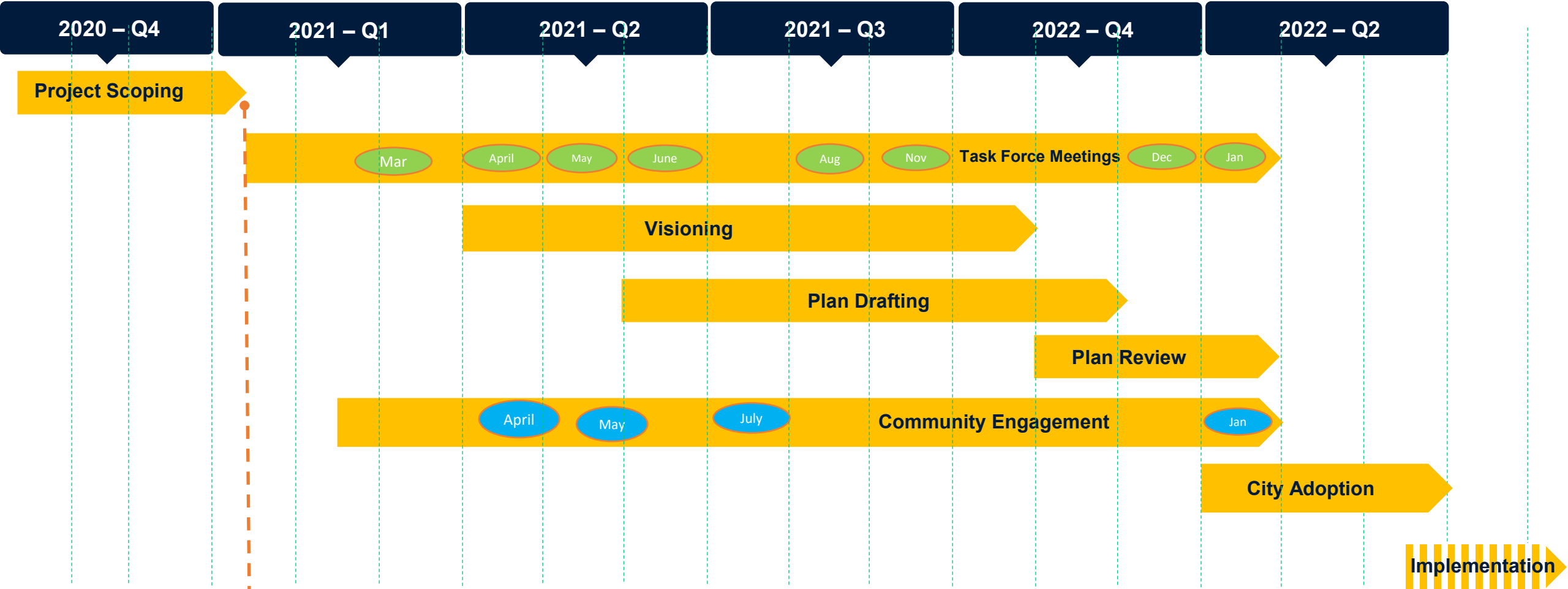
Plan Adoption & Implementation



- Three-step adoption process
 1. Review by proposed Comprehensive Land Use Plan Committee
 2. Briefing and action at City Plan Commission
 3. Briefing and action at City Council
- Plan implementation by stakeholders



Project Timeline





DISCUSSION

Next Steps



Task Force meeting next month to review materials for the first community meeting and existing conditions findings

Next Meeting: April 1, 2021

Thank you!



Planning & Urban Design Contacts



Sef Okoth, AICP

Seferinus.okoth@dallascityhall.com

214.671.9336

Service Area Planning Manager

Chalonda Mangwiro-Johnson

Chalonda.johnson@dallascityhall.com

214.670.3565

Community Engagement, Manager II

