

East Oak Cliff, Cedar Crest, Lancaster Corridor Area Plan

Blue Ribbon Task Force Meeting II

Existing Conditions Analysis

April 1, 2021

Sef Okoth, Service Area Planning Manager
Chalonda Mangwiro-Johnson, Engagement Manager
Planning & Urban Design
City of Dallas



Agenda

1. Recap of the previous Task Force meeting
2. Community Survey
3. Existing Conditions Analysis
4. Discussion: Identification of Issues and Concerns
5. Next Step: Task Force Meeting III (Focus: Existing Plans & Studies)



Recap of Last Task Force Meeting

1. Purpose + Impetus of Area Plan
2. Update of Citywide Comprehensive Land Use Plan
3. Planning Area Boundaries
4. Planning Process and Community Engagement
5. Stakeholder Task Force: Roles + Responsibilities
6. Project Scope + Timeline
7. Plan Adoption Process



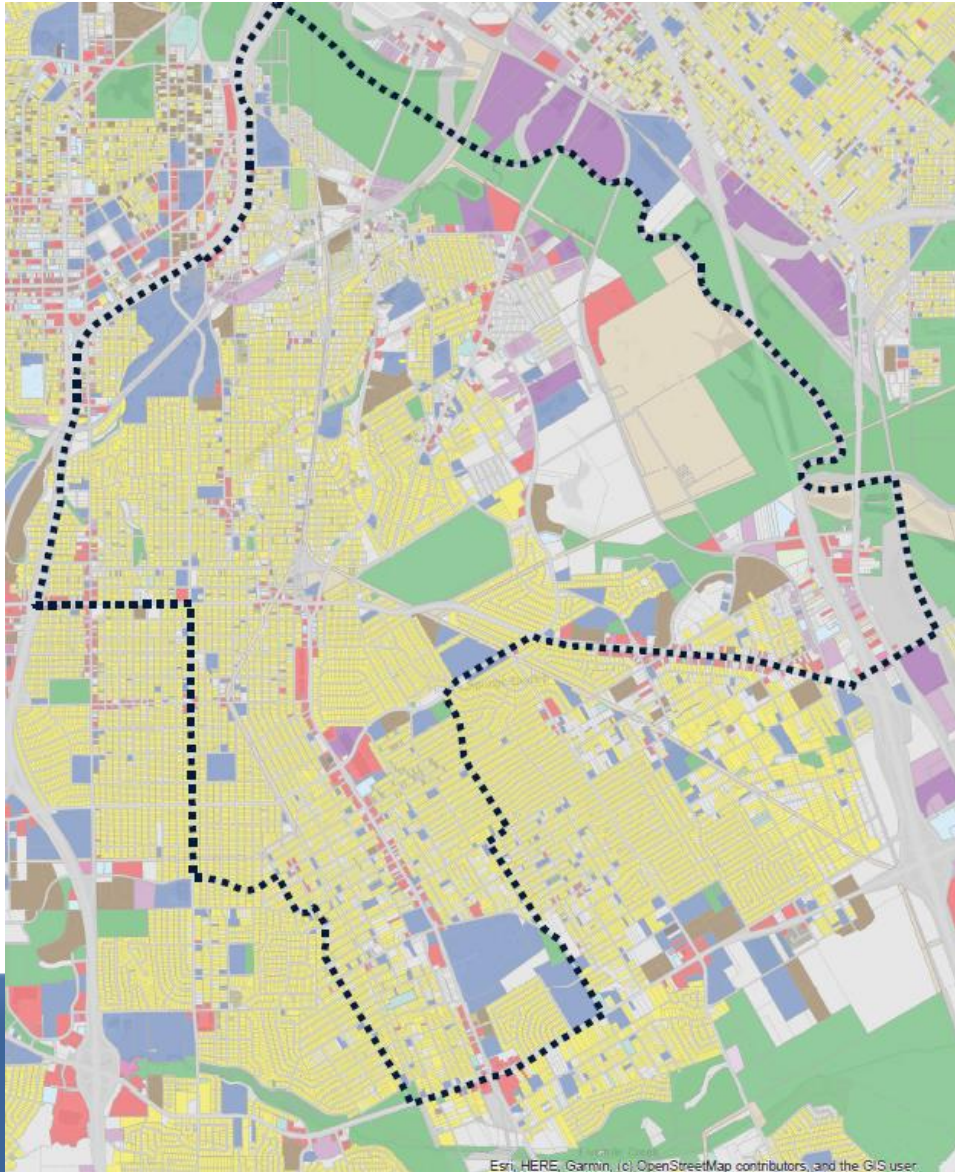
Area Plan Boundaries + Purpose



- Establish a detailed land development vision to inform and support proactive initiatives prioritized through the citywide plan.
- Define a coordinated implementation program to advance the land development vision.
- Coordinate with citywide policies and actions to enable consistent incorporation into the Citywide plan.



Current Land Use



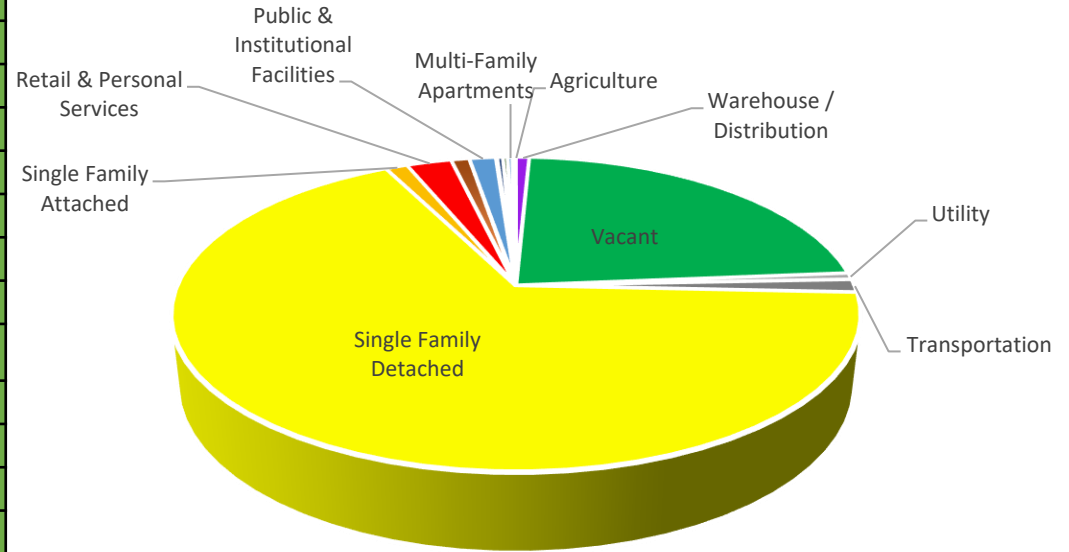
- Agriculture
- Commercial Parking
- Field Check
- Heavy Industrial
- Light Industrial
- Lodging
- Mixed Use
- Multi-Family Apartments
- Multi-Family Condominiums
- Office
- Private Open Space
- Public & Institutional Facilities
- Public Open Space
- Retail & Personal Services
- Single Family Attached
- Single Family Detached
- Transportation
- Utility
- Vacant
- Warehouse / Distribution

Source: City of Dallas Sustainable Development and Construction



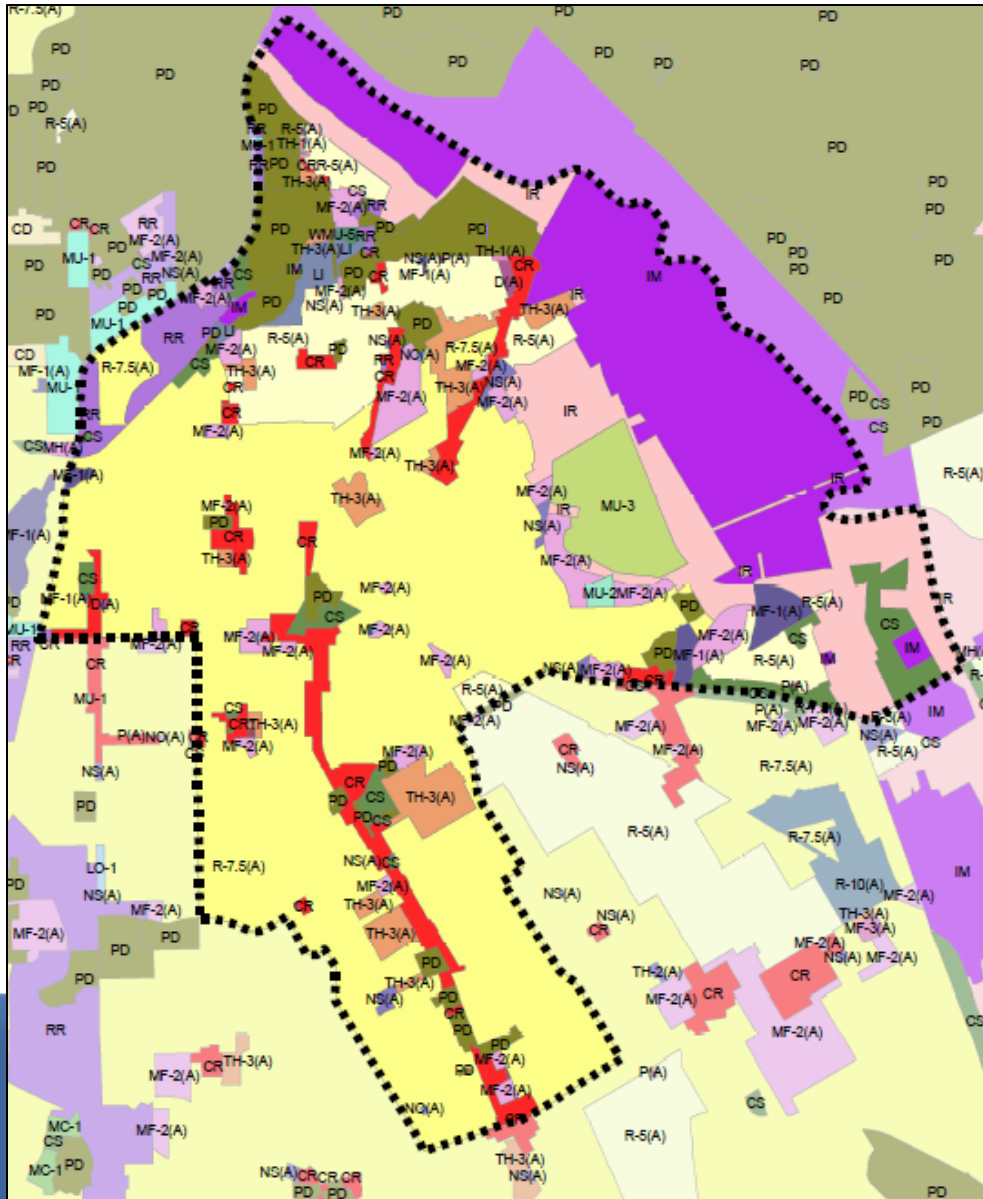
Current Land Use Acreage

Land Use	Acreage	Percent
Warehouse / Distribution	116.84	1.63%
Vacant	1042.73	14.55%
Utility	484.71	6.76%
Transportation	1535.77	21.43%
Single Family Detached	1966.21	27.44%
Single Family Attached	34.30	0.48%
Retail & Personal Services	237.61	3.32%
Public Open Space	922.98	12.88%
Public & Institutional Facilities	546.36	7.62%
Private Open Space	12.62	0.18%
Other/Field Check	18.39	0.26%
Office	35.29	0.49%
Multi-Family Apartments	139.90	1.95%
Lodging	7.18	0.10%
Light Industrial	2.38	0.03%
Heavy Industrial	53.55	0.75%
Commercial Parking	0.73	0.01%
Agriculture	8.35	0.12%
TOTAL	7165.90	100.00%



Source: City of Dallas Sustainable Development and Construction

Current Zoning



ZONING DIST.

- CR
- CS
- IM
- IR
- MF-1(A)
- MF-2
- MF-3(A)
- MF-4(A)
- MH(A)
- MO-1
- MO-2
- MU-1
- R-7.5(A)
- MU-2(SAH)
- MU-3(SAH)
- NS(A)
- PD
- R-5(A)
- RR
- TH-1(A)
- TH-2(A)
- TH-3(A)

ZONE_DIST	District	Acreeage	Percent
R-7.5(A)	4	3117.9	43.51
IM	7	1042.3	14.55
IR	7	654.1	9.13
R-5(A)	10	489.7	6.83
PD	23	443.6	6.19
CR	21	318.4	4.44
MF-2(A)	27	241.4	3.37
TH-3(A)	14	211	2.95
MU-3	1	186.7	2.61
CS	18	174.3	2.43
RR	10	129.1	1.8
MF-1(A)	5	56.7	0.79
LI	3	42.3	0.59
NS(A)	9	24.4	0.34
MU-2	1	11	0.15
D(A)	2	6.5	0.09
WMU-5	1	5.2	0.07
P(A)	7	3.6	0.05
TH-1(A)	6	3.2	0.05
NO(A)	5	2.8	0.04
LO-1	1	0.8	0.01
MU-1	1	0.4	0.01

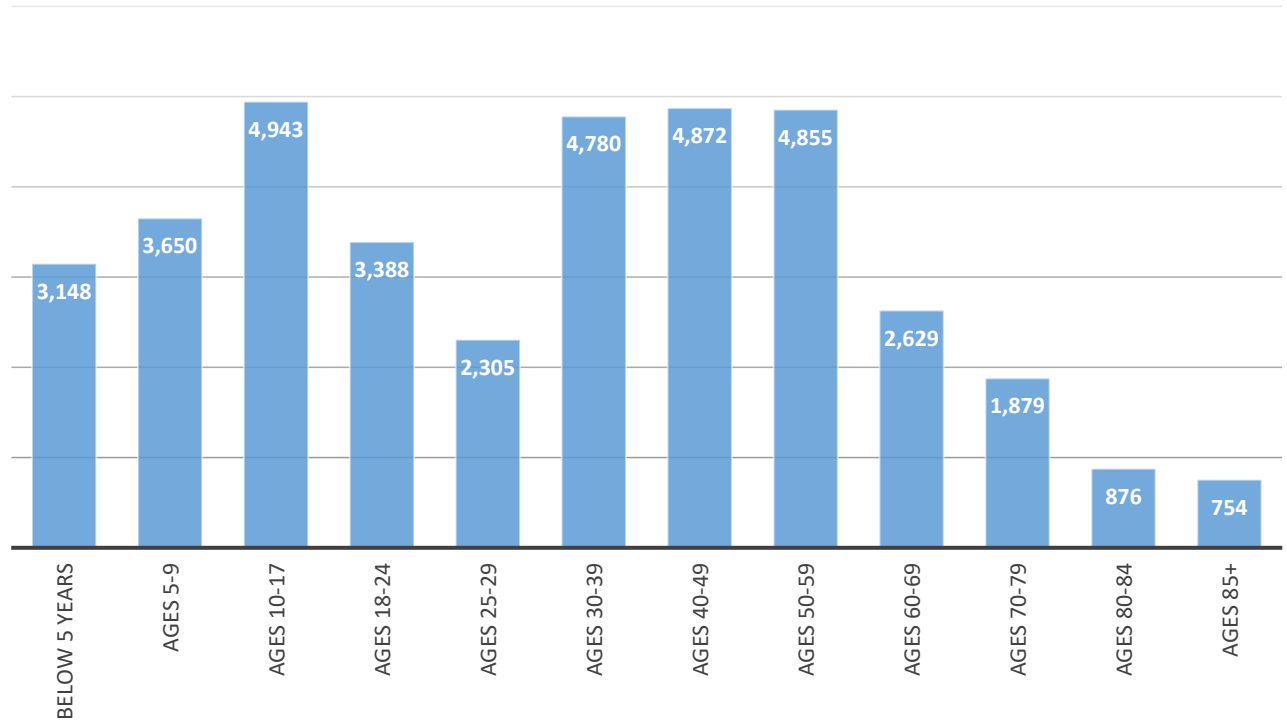
Source: City of Dallas Sustainable Development and Construction



Demographics: Age Groups

Total Population by Age Group

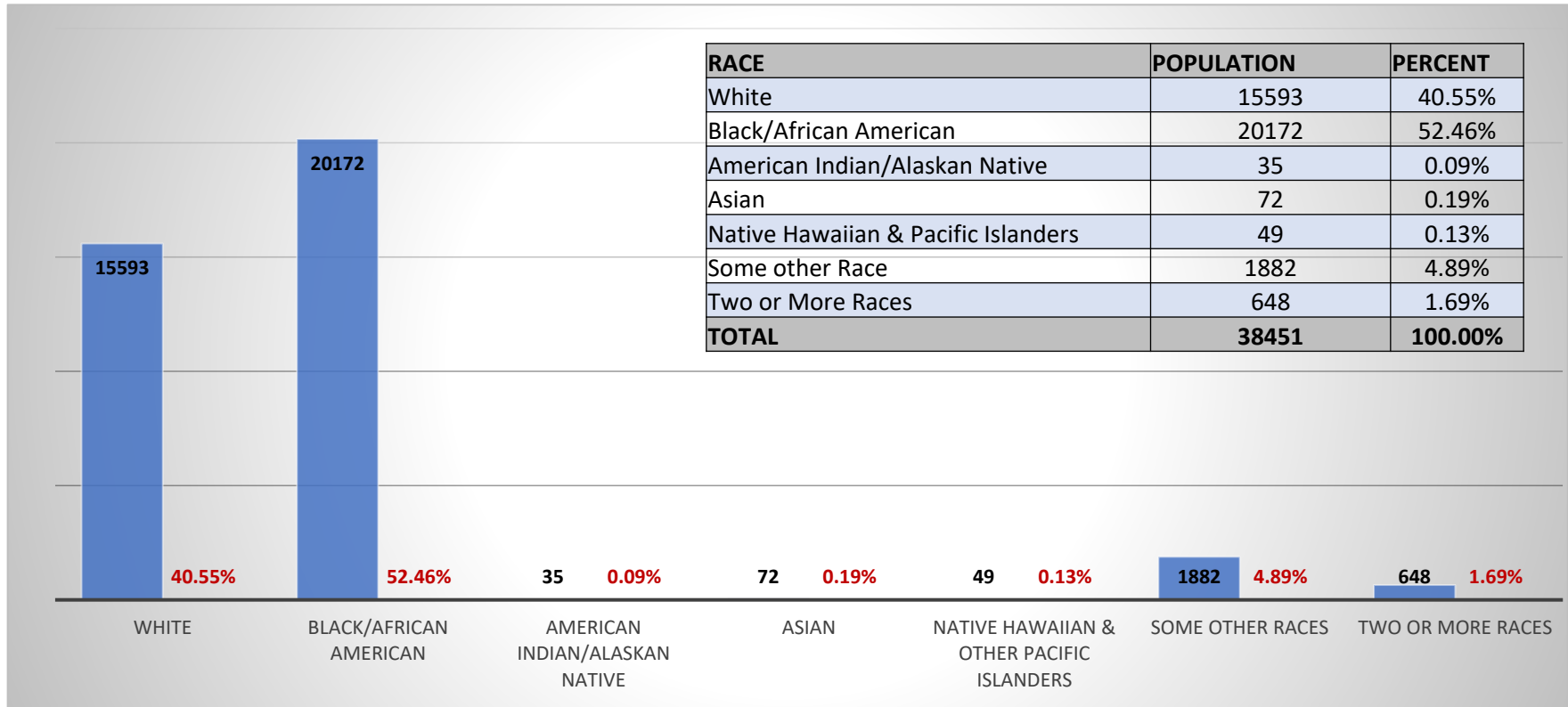
Below 5 Years	3,148
Ages 5-9	3,650
Ages 10-17	4,943
Ages 18-24	3,388
Ages 25-29	2,305
Ages 30-39	4,780
Ages 40-49	4,872
Ages 50-59	4,855
Ages 60-69	2,629
Ages 70-79	1,879
Ages 80-84	876
Ages 80+	754



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



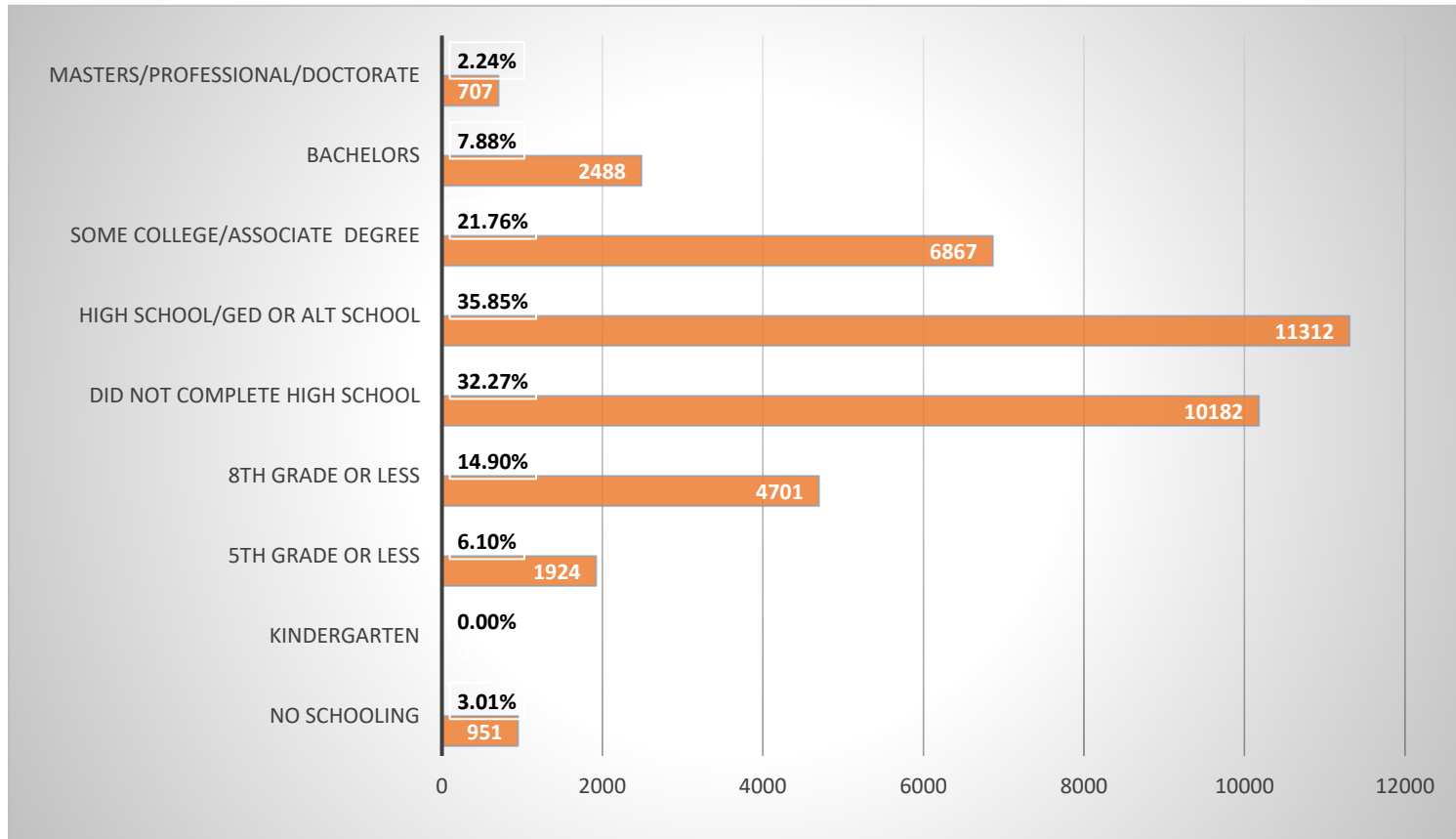
Demographics: Ethnicity & Race



- Total Population 38,451
- 16,966 or 44% identify as Hispanic/Latinx in the planning area

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

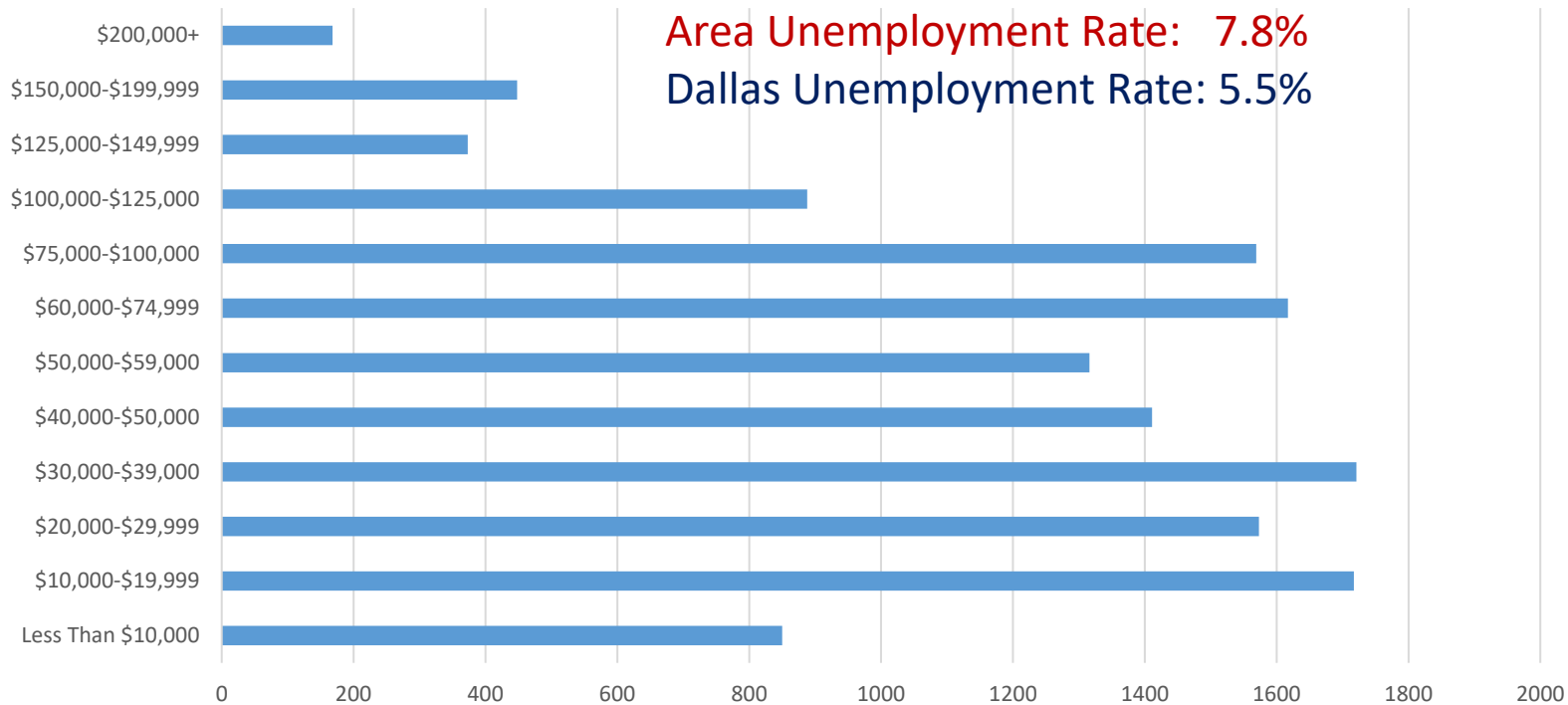
Educational Attainment



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

Demographics: Income

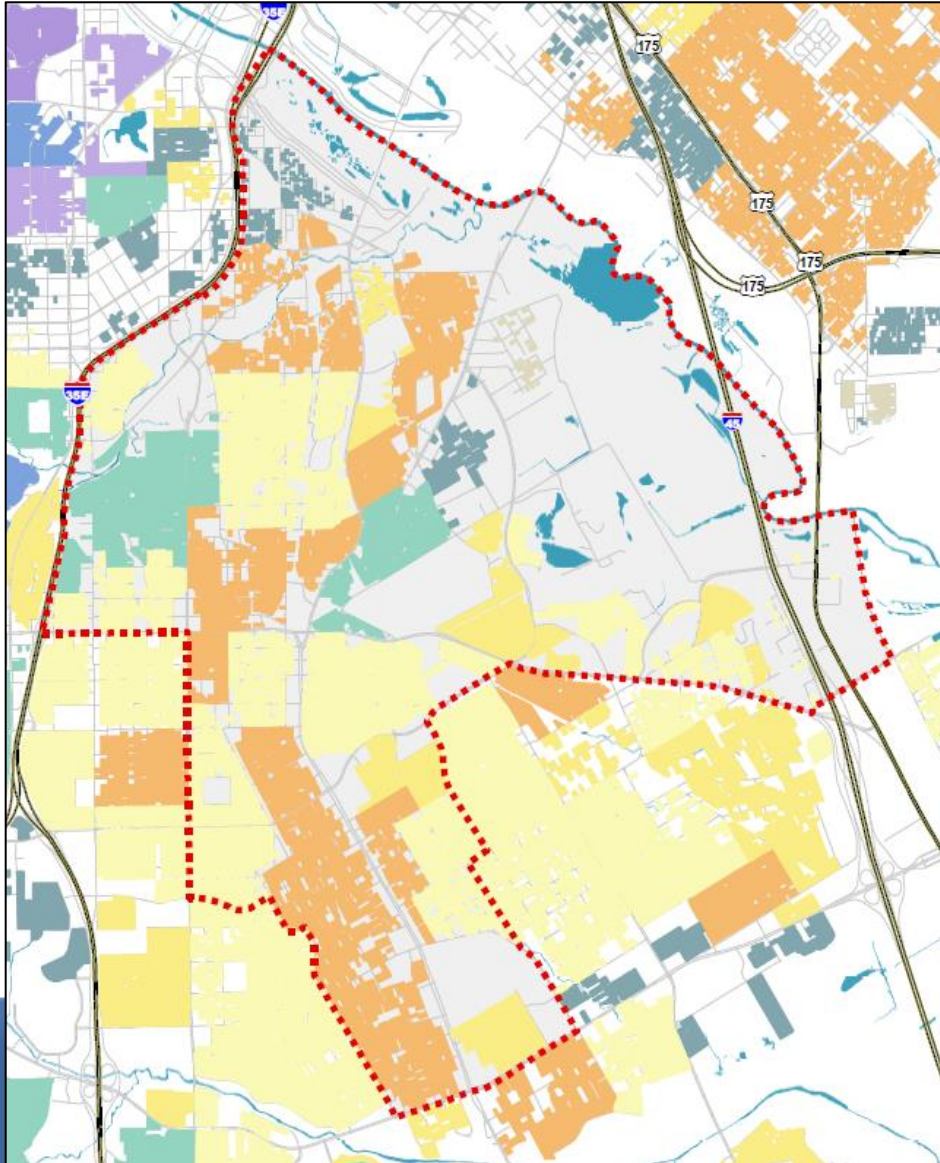
Income Distribution



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
















Housing: Market Value Analysis



Legend

MVA Category

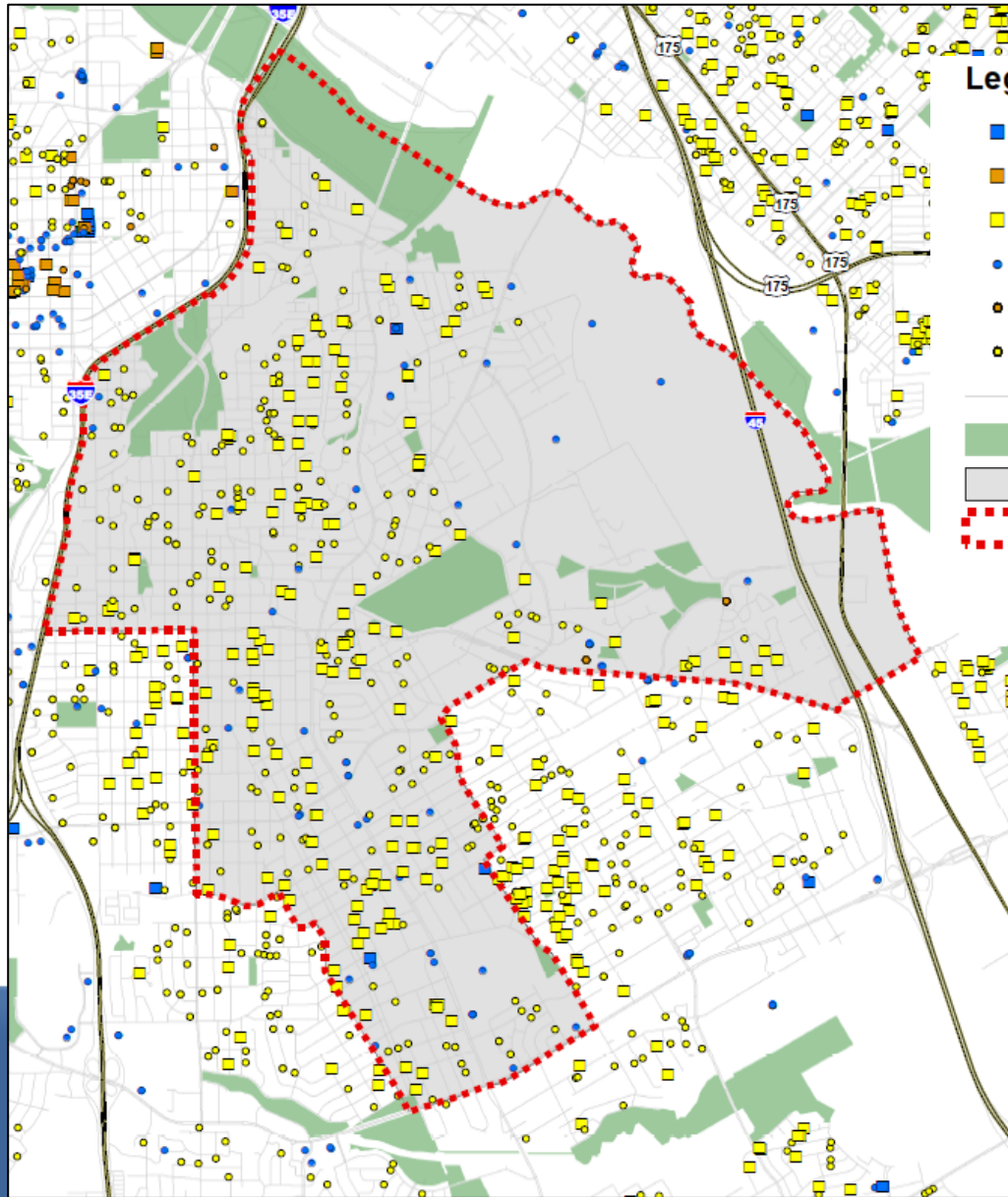
-  A
-  B
-  C
-  D
-  E
-  F
-  G
-  H
-  I
-  NA
-  Area Plan Boundary
-  Parcels
-  Parks

Source: City of Dallas Planning and Urban Design Department 13



City of Dallas

Recent Construction Activities



Legend

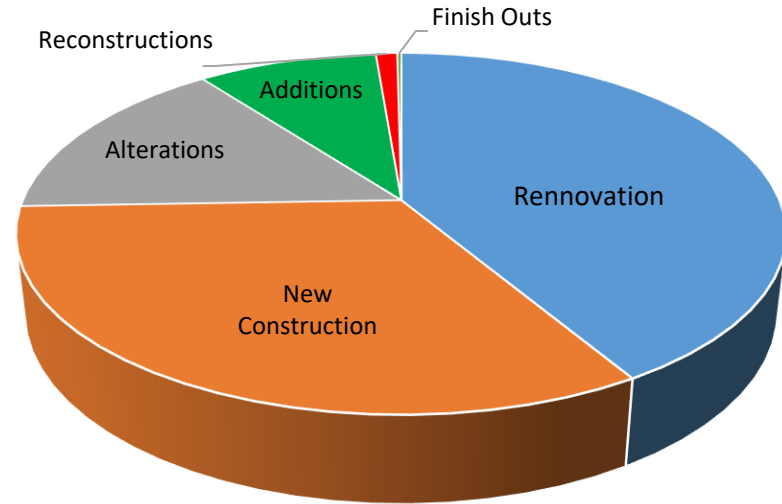
- (A) New Construction, Commercial
- (A) New Construction, Multi Family
- (A) New Construction, Single Family
- Commercial Alteration/Addition/Finish Out/Renovation/Reconstruction
- Multifamily Alteration/Addition/Finish Out/Renovation/Reconstruction
- Single-Family Alteration/Addition/Finish Out/Renovation/Reconstruction
- Street
- Parks
- Planning Area
- Planning Area Boundaries

Source: City of Dallas
Planning and Urban Design

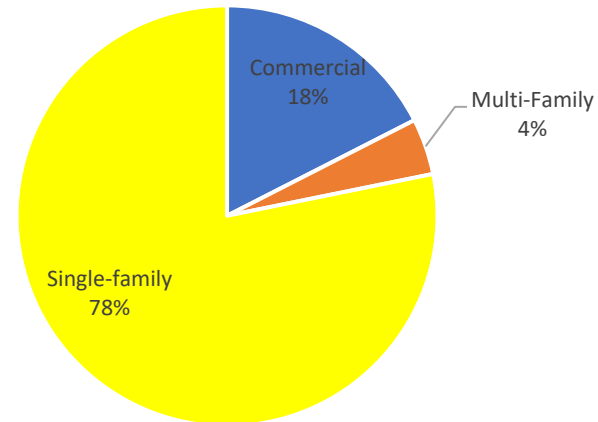
14

Recent Permit Activities (2019)

Improvement Permit Type	Count	Percent
Renovation	193	41%
New Construction	154	33%
Alterations	71	15%
Additions	42	9%
Reconstructions	5	1%
Finish Outs	1	0%
TOTAL	466	100%



Building Type	Count	Percentage
Commercial	85	18.2%
Multi-Family	21	4.5%
Single-family	380	81.5%
TOTAL	466	100.0%

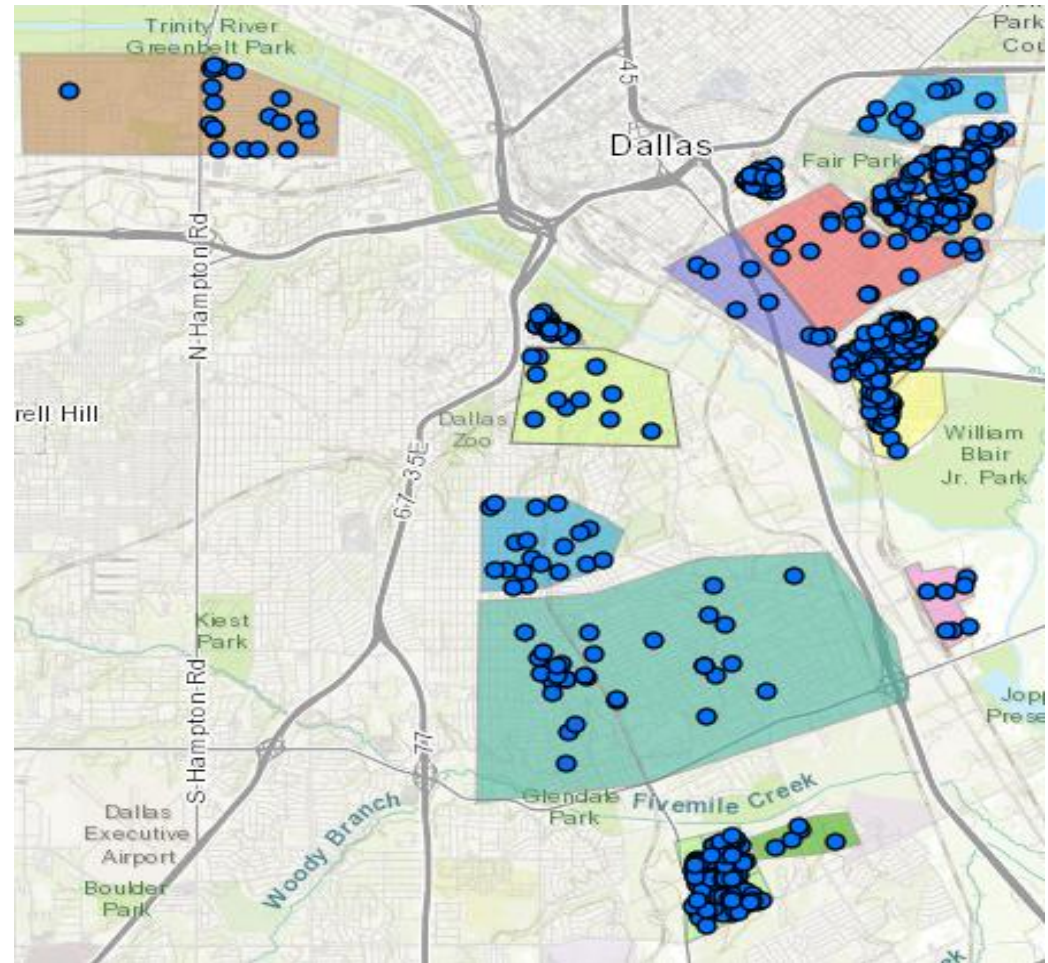


Source: City of Dallas Planning and Urban Design

SF Housing NOFA Clusters

- The Zoo - 11
- The Bottom - 24
- Cedar Crest - 19
- Oak Cliff 1 - 17
- Oak Cliff 2- 15

<https://dallasgis.maps.arcgis.com/apps/View/index.html?appid=dd458150591546e3a684cf6506569431>



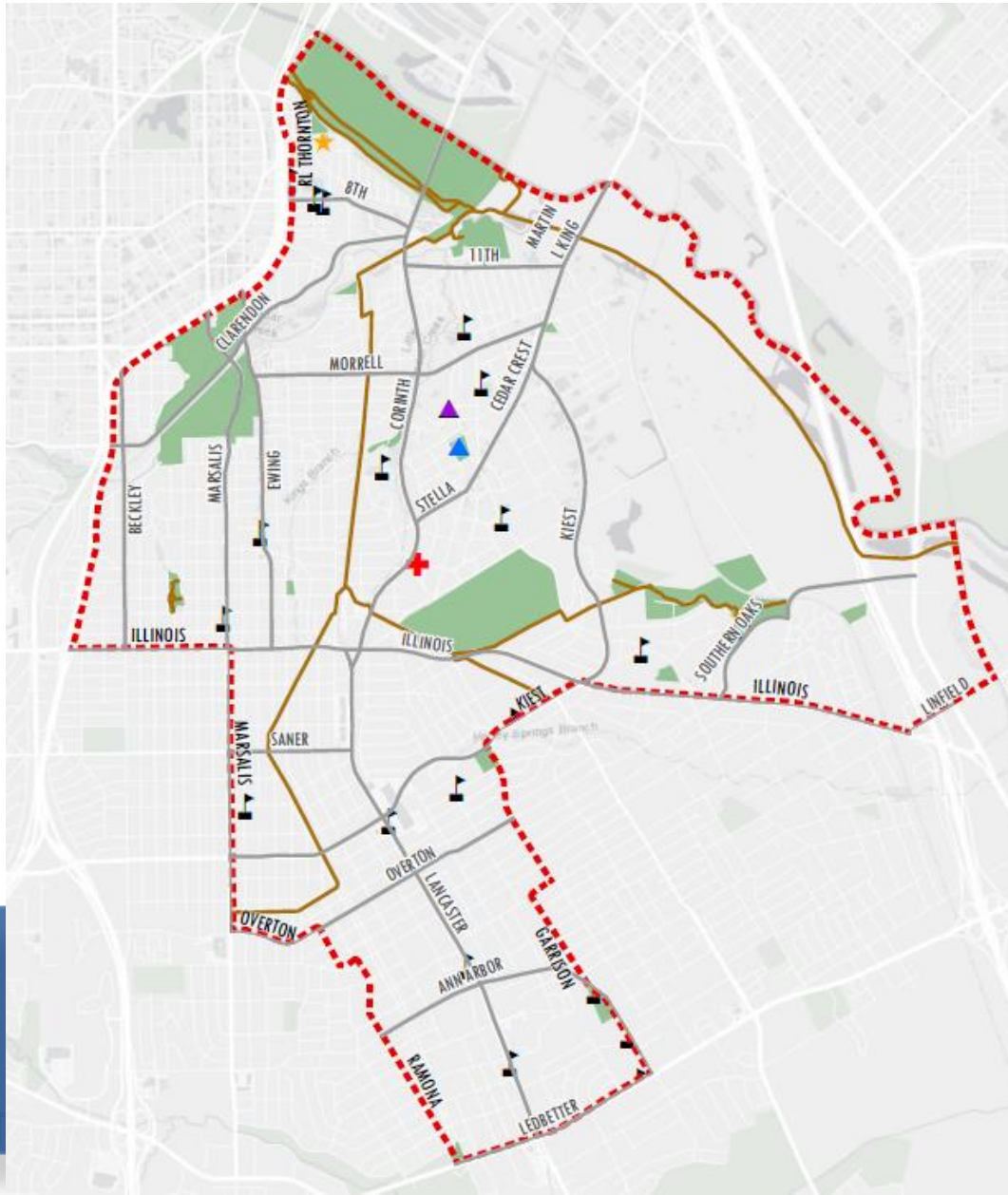
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Neighborhood Services

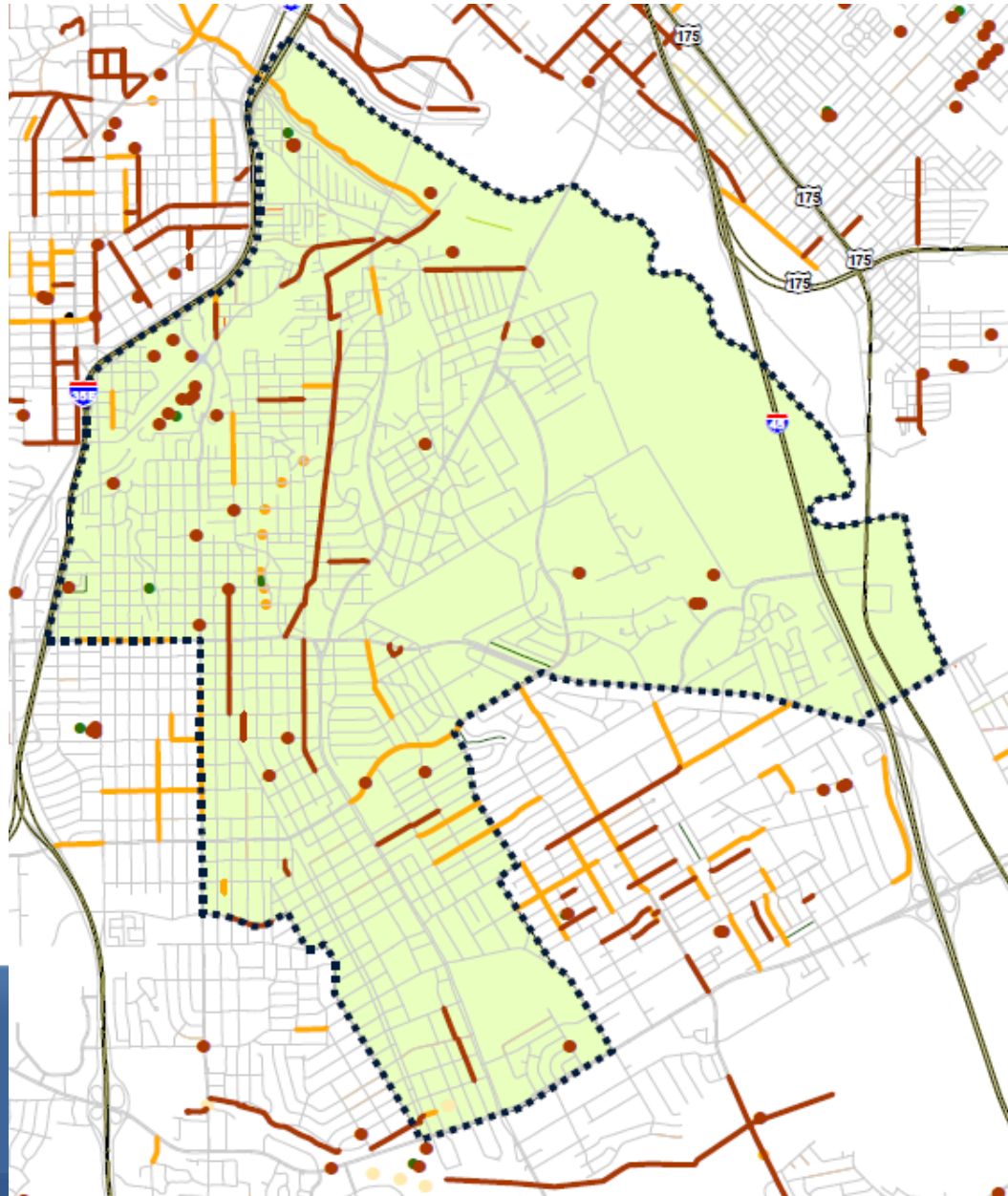


-  Area Plan Boundary
-  Roads
-  Libraries
-  Public Schools
-  Recreation Centers
-  Aquatic Facilities
-  WIC Clinics
-  Senior Centers
-  Fire Stations
-  Trails
-  Parks

Source: City of Dallas



Bond Projects



- 2006 Bond Points_MAP
- 2006 Bond Lines_MAP
- 2012 Bond Points_MAP
- 2012 Bond Lines_MAP
- 2017 Bond Program Points**
- <all other values>
- Program**
- City Facilities
- Cultural and Performing Arts
- Fair Park
- Flood Control and Storm Drainage
- Library Facilities
- Parks and Recreation
- Public Safety Facilities
- Streets and Transportation
- 2017 Bond Program Lines**
- <all other values>
- Description**
- Alley Petition
- Alley Petition Project
- Alley Reconstruction
- Alley Reconstruction
- Target Neighborhood

Source: City of Dallas

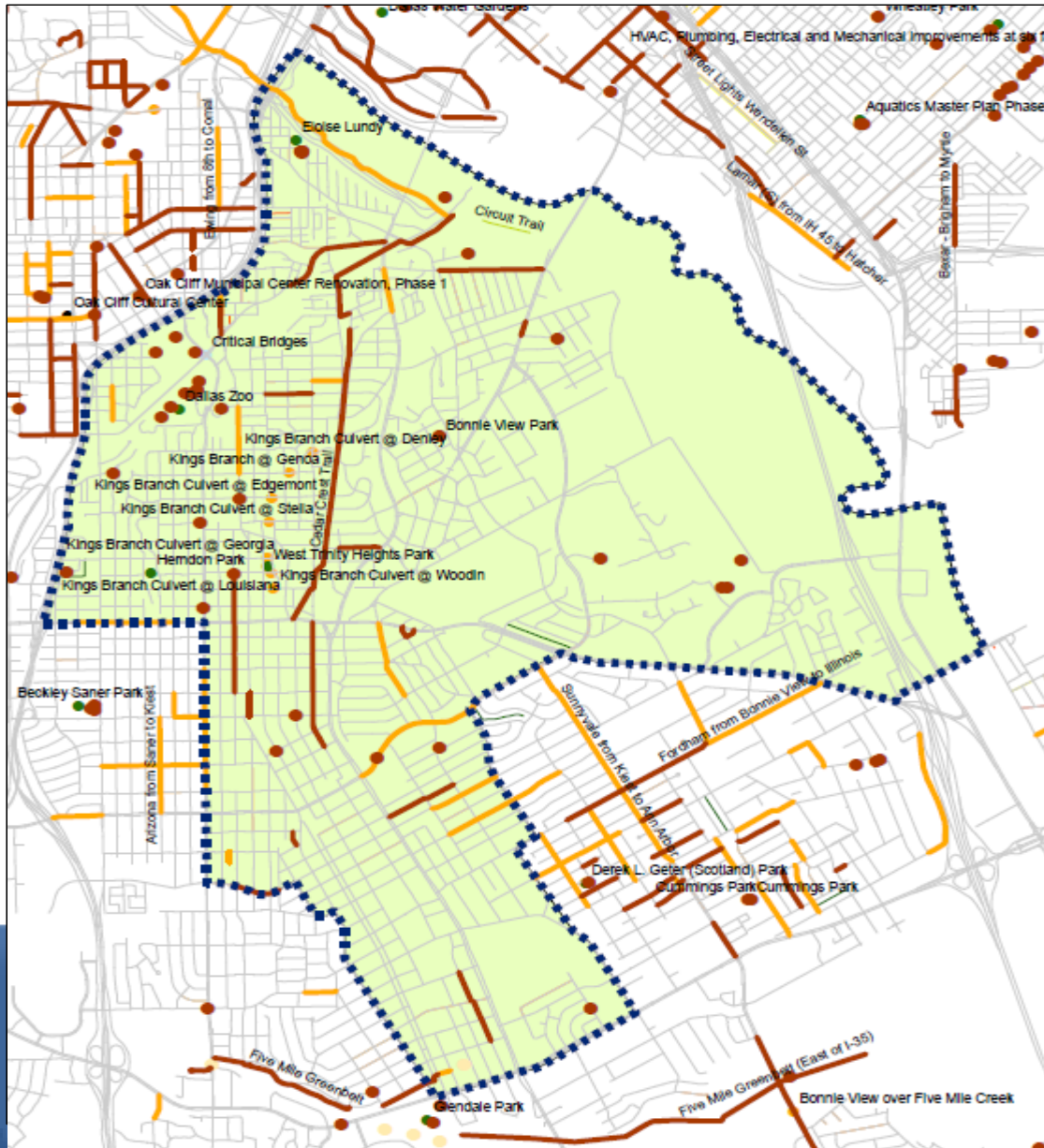
2017 Bond Projects Summary

CATEGORY/DESCRIPTION	COUNT	AMOUNT
Alley Reconstruction	2	\$1,091,284.51
Street Petition	1	\$539,000.00
Street Reconstruction Local Streets	9	\$10,277,612.95
Street Reconstruction Thoroughfares	3	\$3,699,078.63
Street Resurfacing Local Streets	9	\$2,363,578.70
Street Resurfacing Thoroughfares	3	\$1,882,714.80
Target Neighborhood	4	\$1,327,086.88
Thoroughfares	1	\$6,000,000.00
Circuit Trail (Trinity)	1	\$20,000,000.00
Critical Parking Enhancement & Improvements	1	\$3,500,000.00
Develop Master Plan	1	\$40,000.00
Flood Management	7	\$1,885,000.00
Critical Bridge Repair	1	\$6,300,000.00
Playground expansion	3	\$450,000.00
TOTAL	46	\$59,355,356.46

Source: City of Dallas



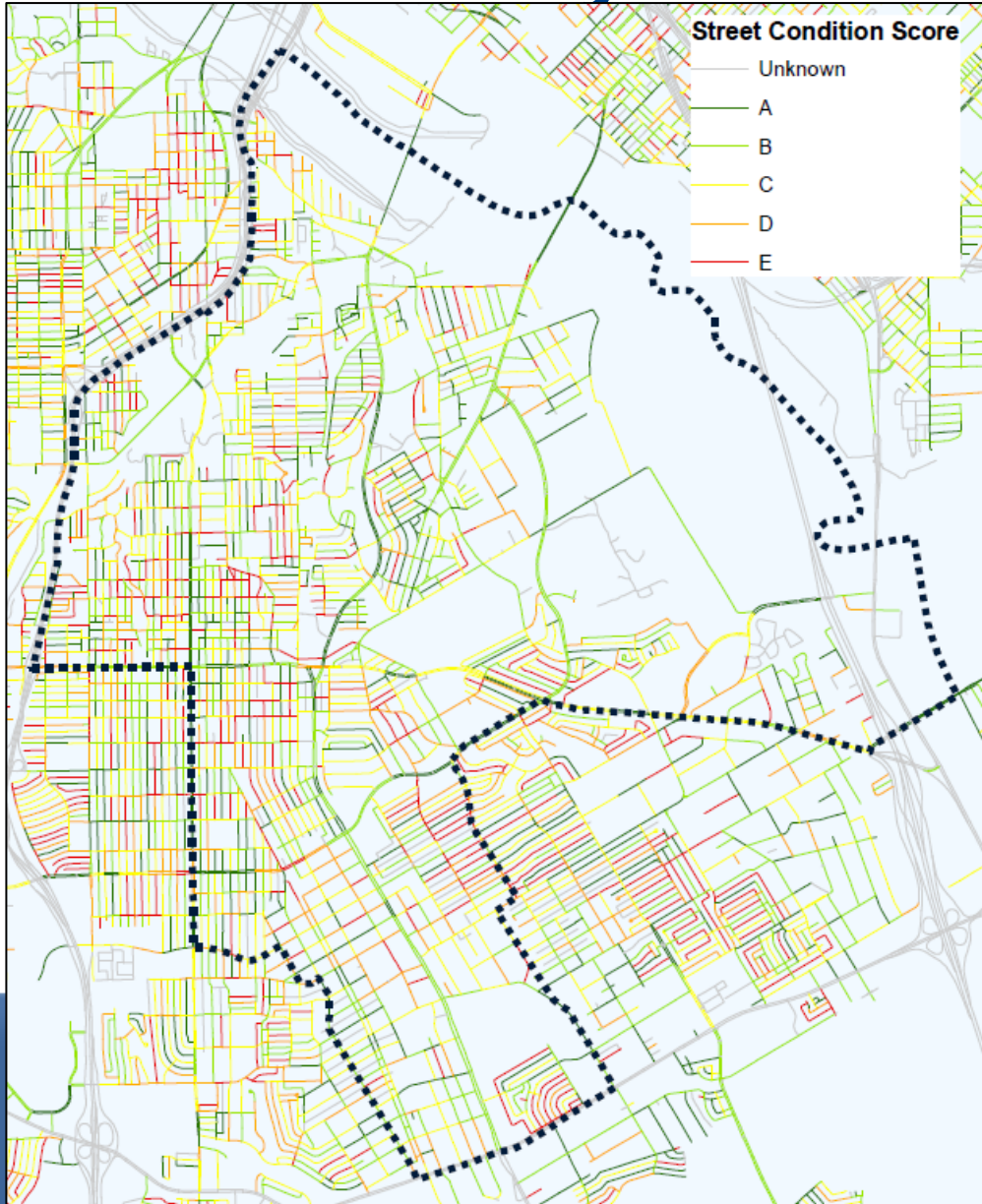
Bond Projects



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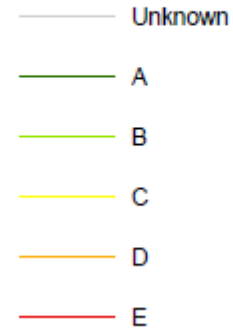
Source: City of Dallas

Street Quality/Conditions



Legend

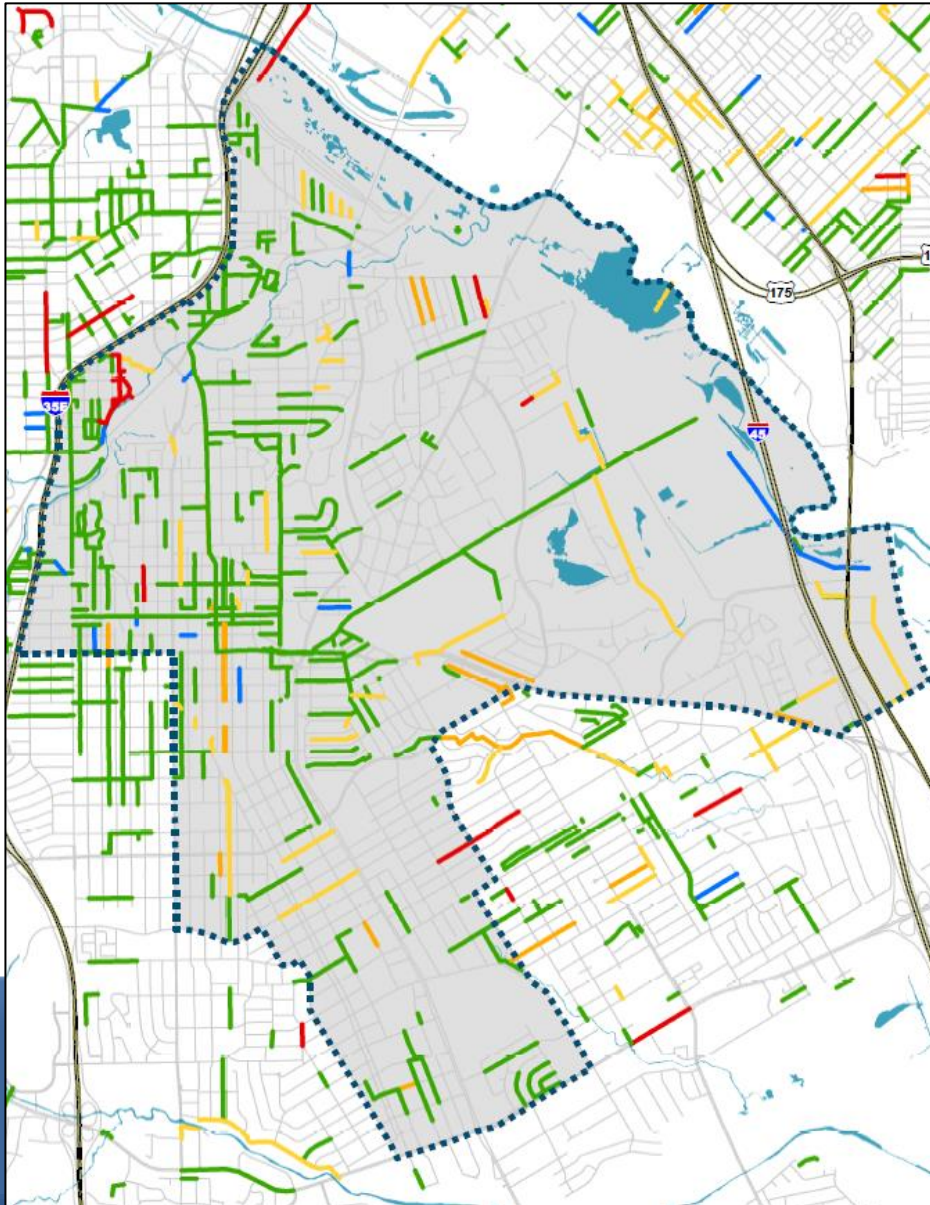
Street Condition Score



Source: City of Dallas Pavement Management Program,
Public Works Department



Water & Wastewater Improvement

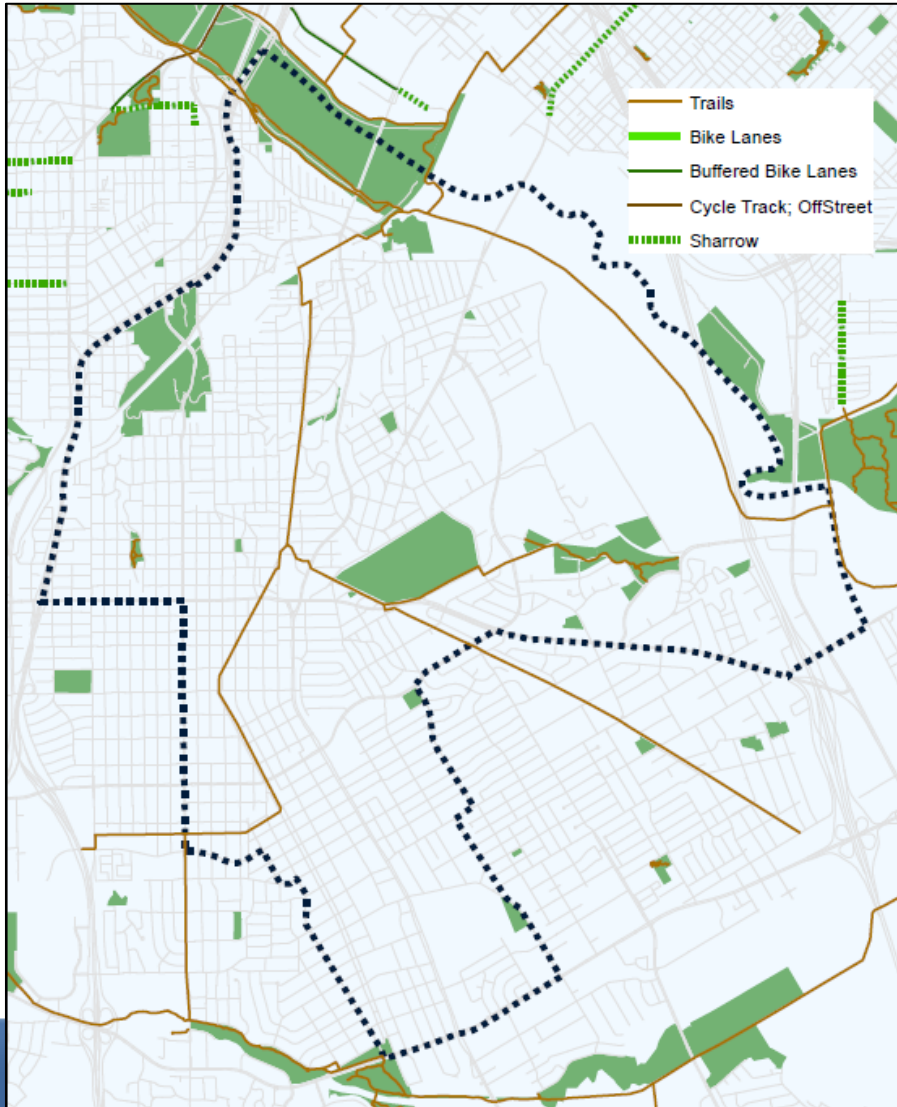


DWU Improvement Projects STATUS

-  Awarded for Construction
-  Complete
-  Design
-  Design Completed
-  Under Construction
-  Planning Area Boundaries

Source: City of Dallas Pavement Management Program,
Public Works Department

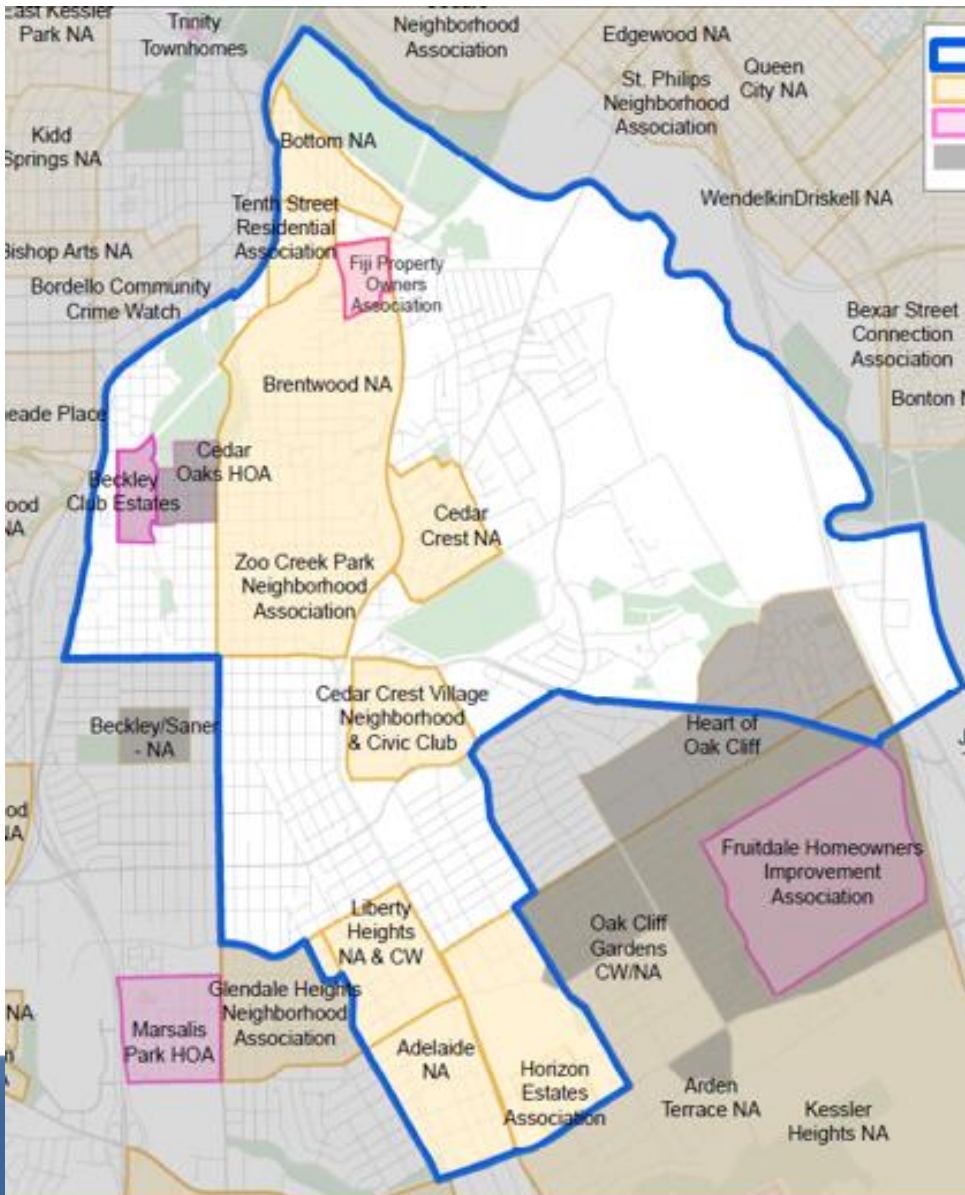
Bike & Trail Facilities



No bike lanes in the area

Source: City of Dallas, Transportation Department

Neighborhood Organizations

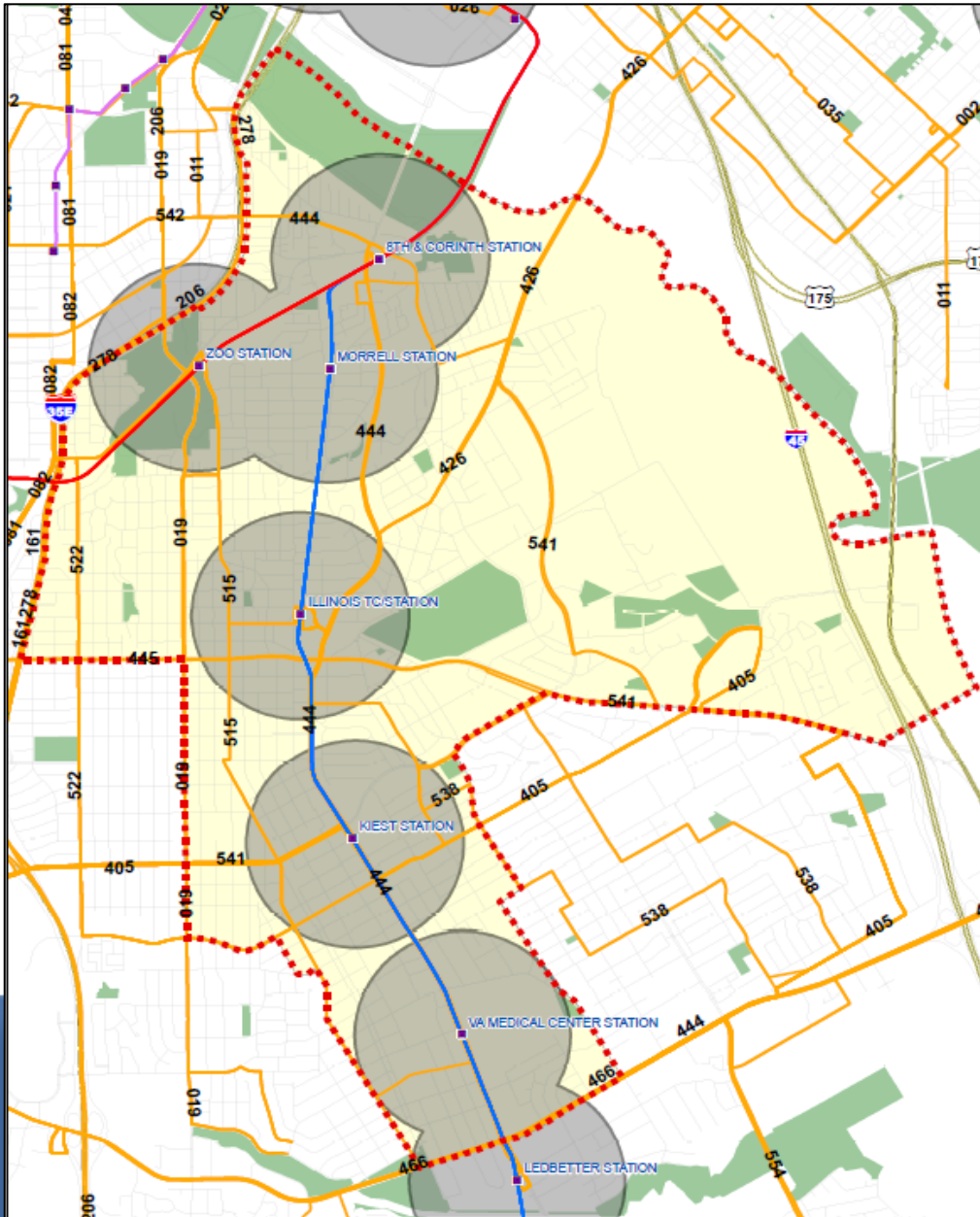


Neighborhood Organizations

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.dcfcommunity.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.rsdc.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



Public Transit



- Transit Station
- DALLAS STREETCAR
- DART LIGHT RAIL - BLUE LINE
- DART LIGHT RAIL - RED LINE
- TRINITY RAILWAY
- Bus Routes
- TOD Areas
- Planning Area
- - - Planning Area Boundaries

Source: DART

Transit Ridership

Light Rail Station	DART Line	Parking	2018 Total Ridership	2019 Average Ridership		
				Average Weekday Ridership	Average Saturday Ridership	Average Sunday Ridership
8th & Corinth	LRT Red/Blue Line	196	484148	1514	835	1962
Zoo	LRT Red Line	0	92655	531	391	0
Morrel	LRT Red Line	0	175428	491	326	0
Illinois	LRT Blue Line	345	347429	1165	745	345
Kiest Station	LRT Blue Line	201	319870	1008	604	201
V.A. Medical	LRT Blue Line	0	265666	712	248	0

Bus Route
541
522
515
466
445
444
426
405
278

<https://dart.org/about/DARTReferenceBookMar20.pdf>

Source: DART, 2019 (LRT), 2020 (Bus)



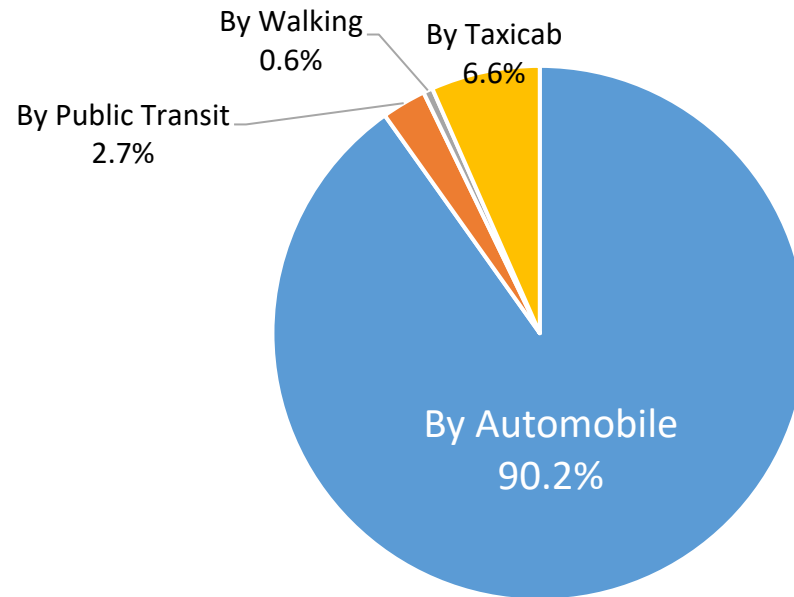
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Travel Time/Mode to Work

Travel Time to Work

Less than 10 Minutes	10.2%
10-14 Minutes	11.5%
15-19 Minutes	12.7%
20-24 Minutes	17.7%
25-29 Minutes	7.2%
30-34 Minutes	15.4%
35-44 Minutes	8.3%
45-59 Minutes	8.1%
60+ Minutes	8.9%

Travel Mode to Work



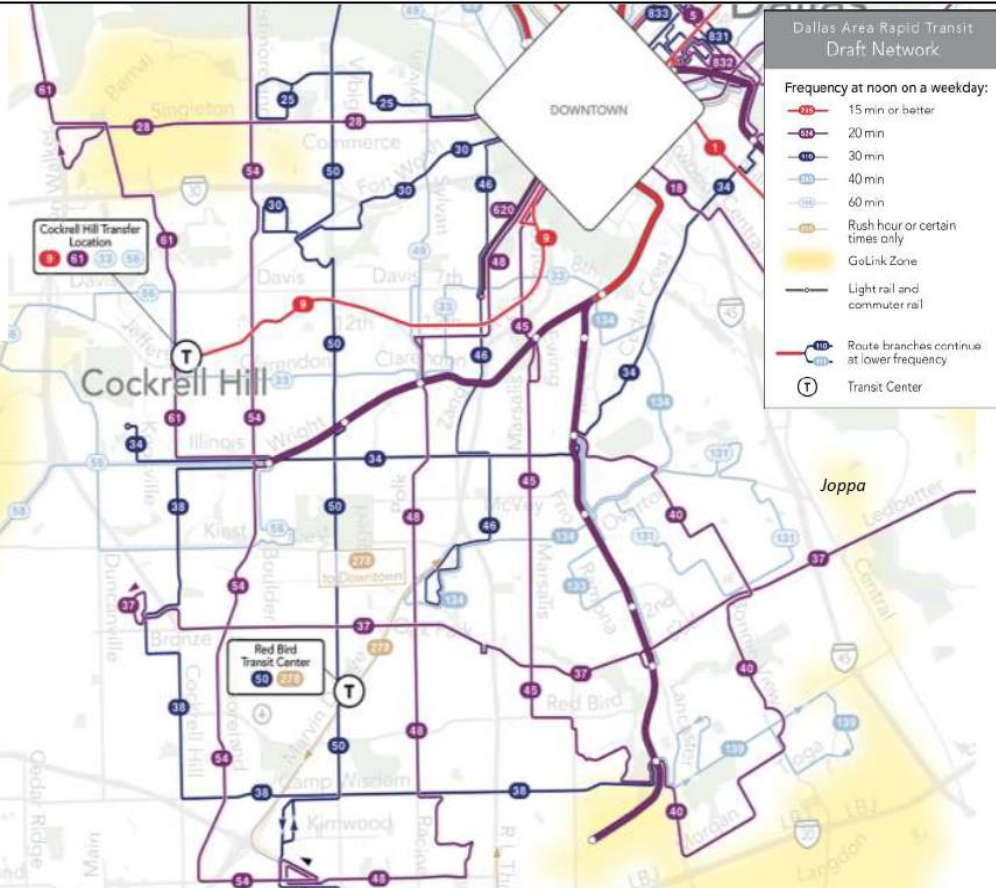
Source: US Census Bureau, American Community Survey 5-Year Estimate, 2018



Public Transit –Dart New Network

Southwest Quadrant

<https://dart-draft-new-network-viewer.s3.amazonaws.com/index.html>



DART Draft New Network Viewer

Search for a location or address

Weekday Midday Frequencies
Additional routes and frequencies are offered during rush hours.

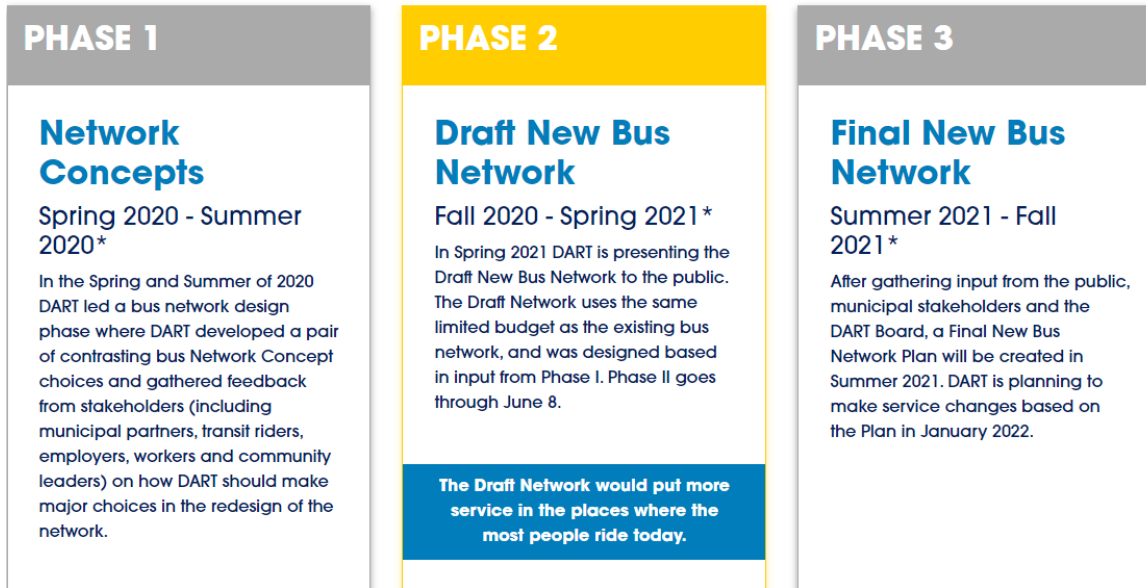
- Upto 10 min
- 11-15 min
- 16-20 min
- 21-30 min
- 31-45 min
- 46-60 min
- Certain times

Switch Network: Existing Draft New

Hide Options View Routes 60 Min Travel Access Change Take Survey

Source: DART

Public Transit – New Bus Network



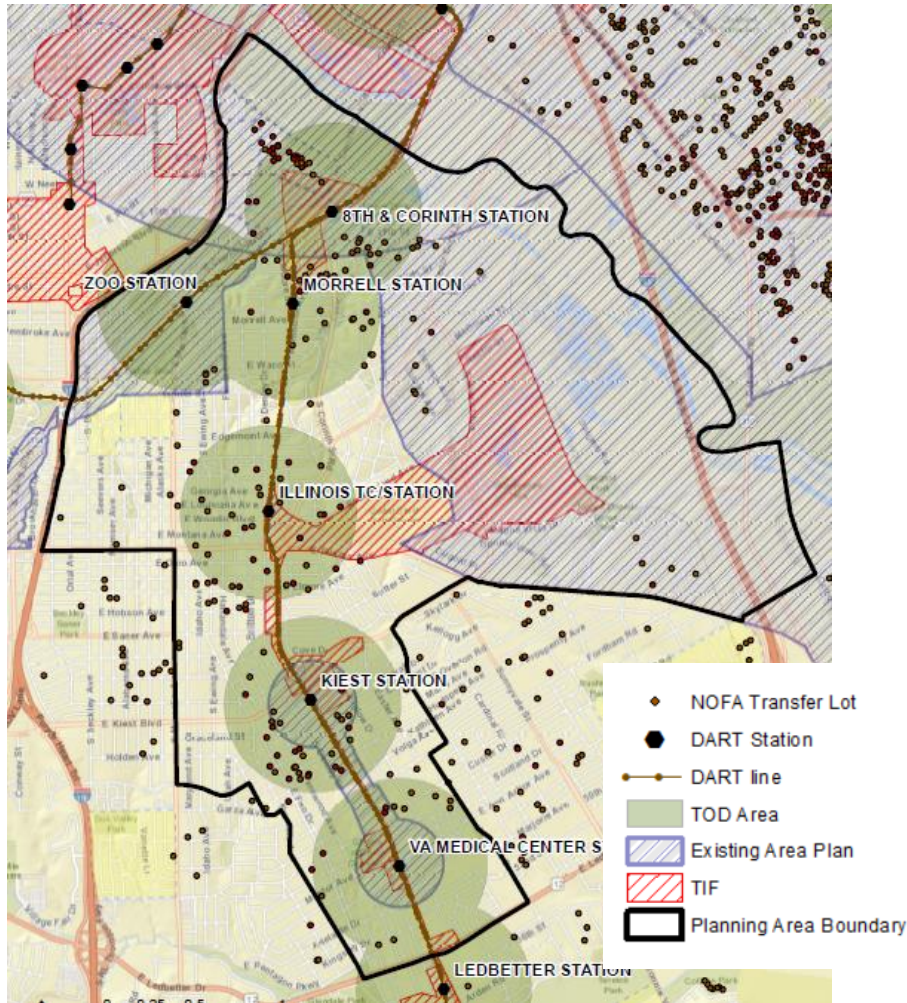
Southwest
 Quadrant
 Pre-Public Hearing
 Community Meeting

April 22 at Noon

SW Dallas	Thursday April 22	NOON	computer or mobile app Click here to join the meeting	call in (audio only) 469-676-0717 Phone Conference ID: 887 143 283#
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Source: DART

Existing Area Plans



Existing Area Plans/Land Use Policy Plans:

- The Bottom Urban Structure Guidelines Plan
- Dallas Zoo Land Use Plan
- Trinity Corridor Comprehensive Land Use Plan
- Dallas TOD Lancaster Corridor Station Area Plan

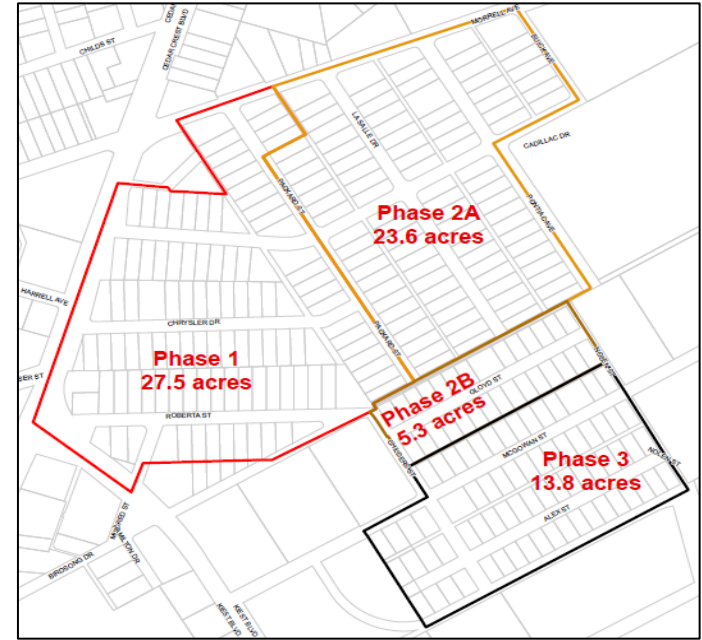
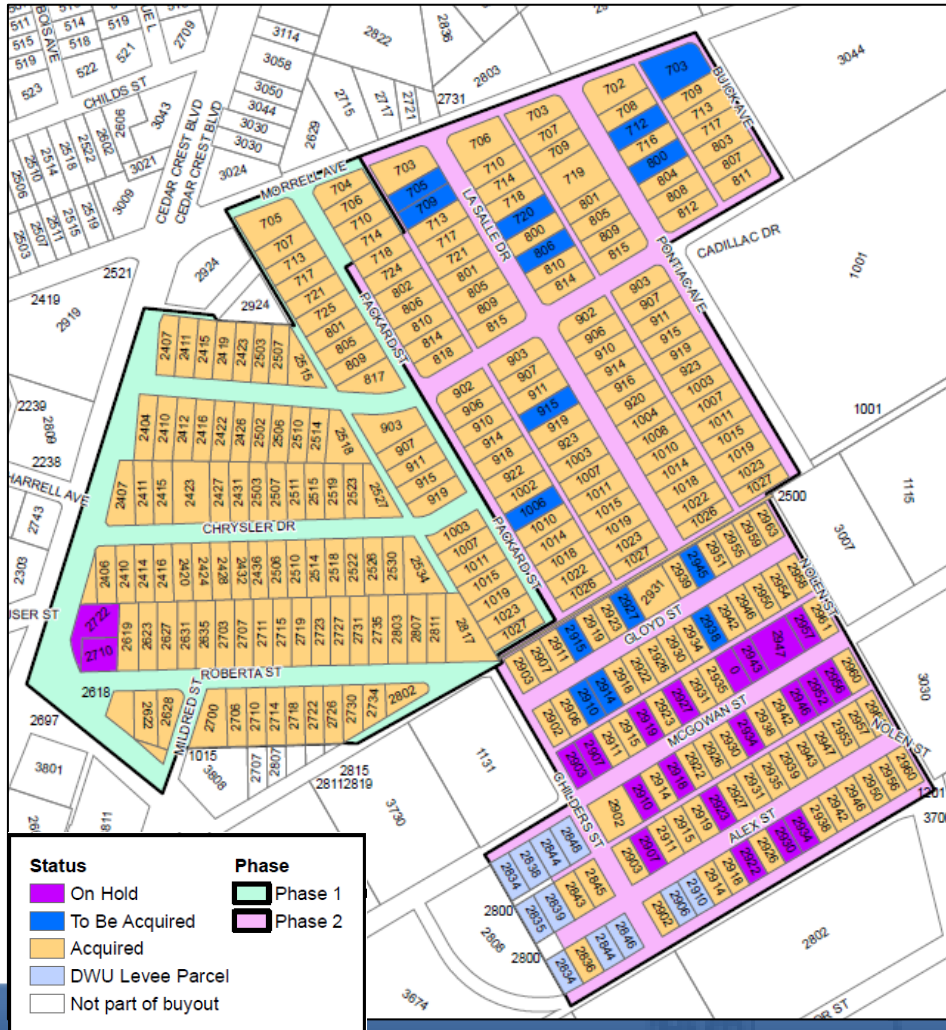
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Cadillac Heights

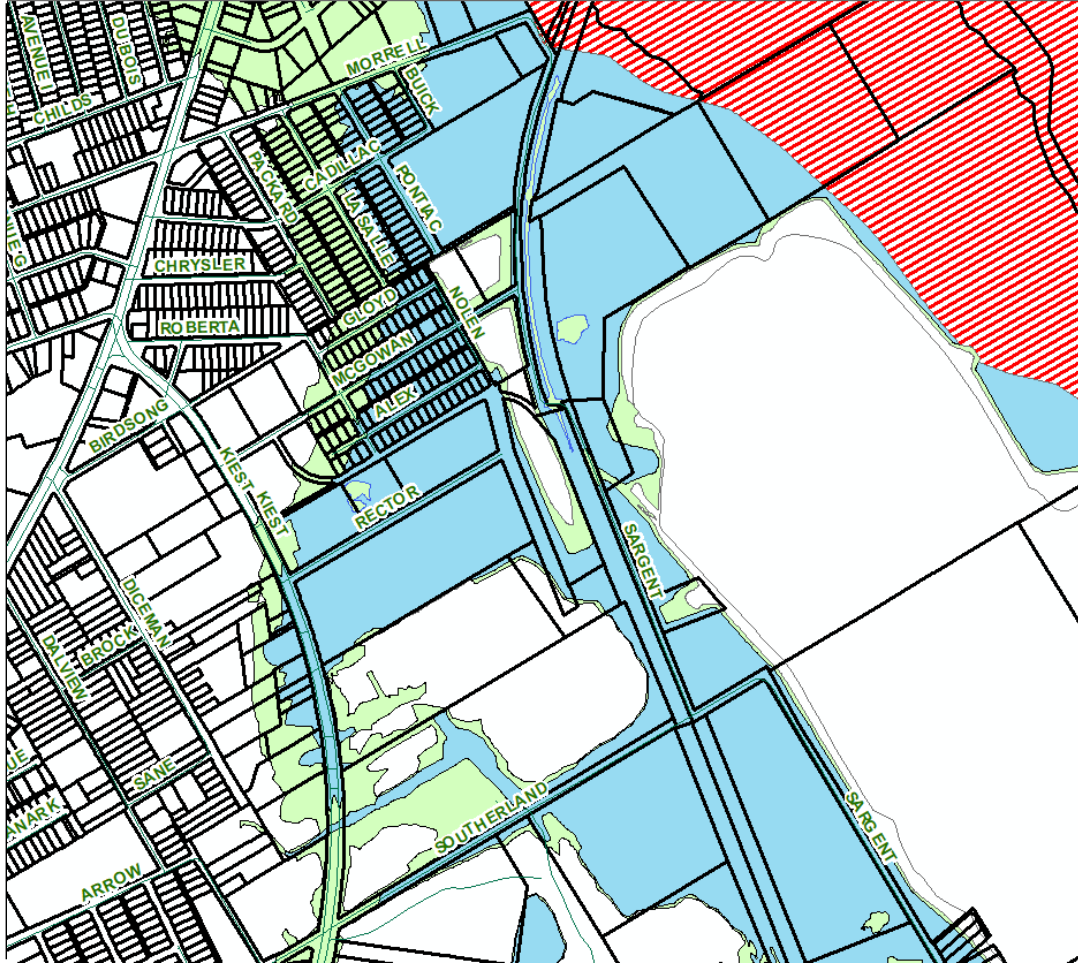


Phased Acquisition

Discussion about using the property as open space and other community uses

Source: City of Dallas, Real Estate

Floodplain



FEMA regulates by their effective floodplain that you can find on the FEMA map service center:

<https://msc.fema.gov/portal/home>

The city regulates by the most updated available data, which is the FEMA preliminary data.

Development in this area will need to consider both FEMA effective, and FEMA preliminary data)

Source: City of Dallas DWU

32



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Opportunities and Challenges

Opportunities:

- Young population
- Great public transit access
- Mix of land uses - Residential, commercial, industrial etc.
- Diverse, mixed-income neighborhoods
- Major infrastructure investments (Southern Gateway, Deck Park)
- Existing commercial corridors & strip centers

Challenges:

- Housing affordability/Displacement risk
- Non-conforming Land Uses/Zoning
- Low transit usage and poor multimodal connectivity
- Weak residential housing markets in large portions
- Limited public open space
- Lack bike lanes/ biking is unsafe
- Residential proximity to industrial uses (IR, IM zoning)



Discussion: Issues & Concerns

Focus Areas

1. Land Use + Development

- Zoning
- Housing
- Urban Design

2. Infrastructure

- Street + Sidewalk Improvements
- Community Facilities

3. Parks + Open Spaces

- Park improvements
- Trails
- New open Spaces



Next Steps

Task Force Meeting



Planning & Urban Design Contacts

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Community Engagement, Manager II

