

DESIGN TODAY!
 WORKSHOP
 COME ON IN!

Recommended Actions / Acciones Recomendadas

- A. Higher Density Residential / Superior Residencial de Densidad
- B. Mid Size Commercial / Mediano Comercial
- C. Mixed Use Multi Family and Retail / Uso Multi-Familiar Mixto + Negocio
- D. Multi Family and Charter School / Propuesta para unidades multi-familiar y escuela de charter
- E. Connect Neighborhood With New Development / Conectar el vecindario con nuevos desarrollos
- F. Pocket Park / Pequeño Parque

10-20 años / 10-20 years
 Proposed Land Use Concept Plan 10-20 years
 Plan de Concepto Para Uso de Terreno dentro de 10-20 años

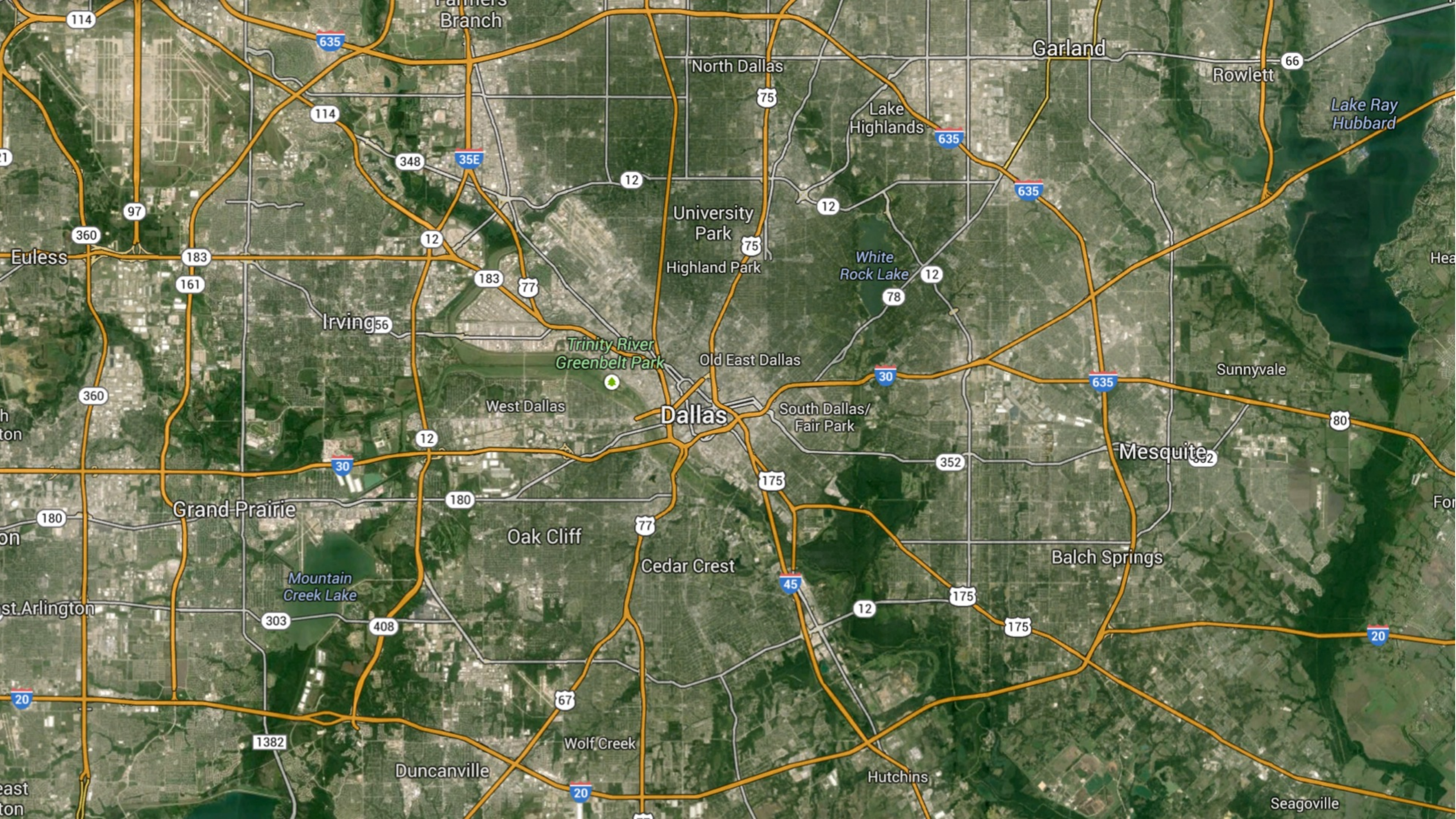
XING

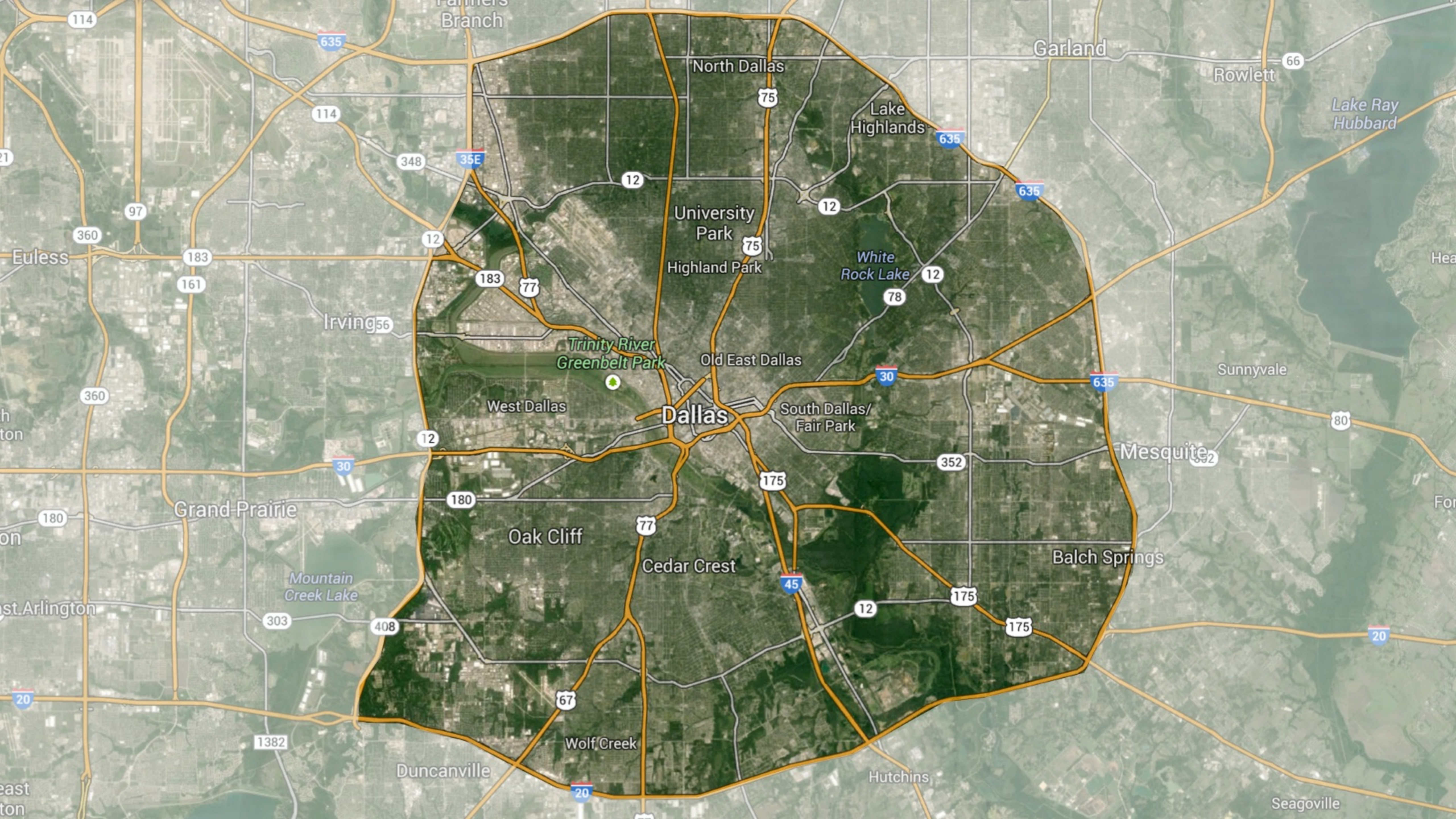
Dolphin Heights Area Plan Pre-Draft Presentation
 Prepared for the Urban Design Committee - May 5, 2016

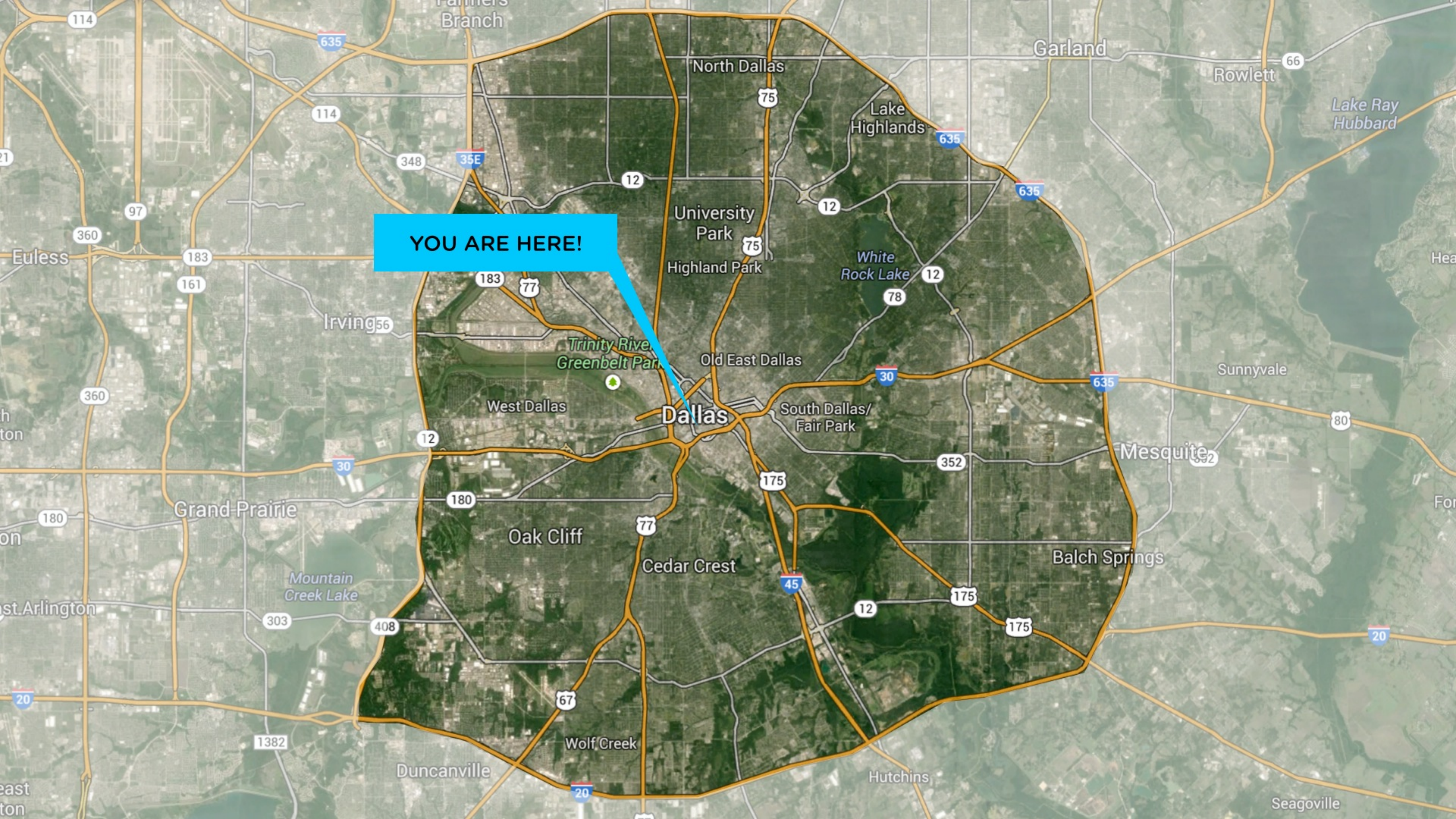


A blue-tinted map of the Dallas, Texas area. The map shows major highways, including Interstates 75, 30, 35, 45, 20, 67, 175, 180, 183, 161, 114, 97, 360, 348, 35E, 12, 77, 78, 30, 352, 80, 20, 66, 303, 408, 1382, 67, and 20. Labeled areas include North Dallas, University Park, Highland Park, White Rock Lake, Old East Dallas, South Dallas/Fair Park, Dallas, West Dallas, Trinity River Greenbelt Park, Irving, Grand Prairie, Oak Cliff, Cedar Crest, Wolf Creek, Duncanville, Hutchins, Seagoville, Balch Springs, Mesquite, Sunnyvale, Lake Highlands, Garland, Rowlett, Euless, and Euless. The word "Where?" is written in large, white, sans-serif font in the upper right quadrant of the map.

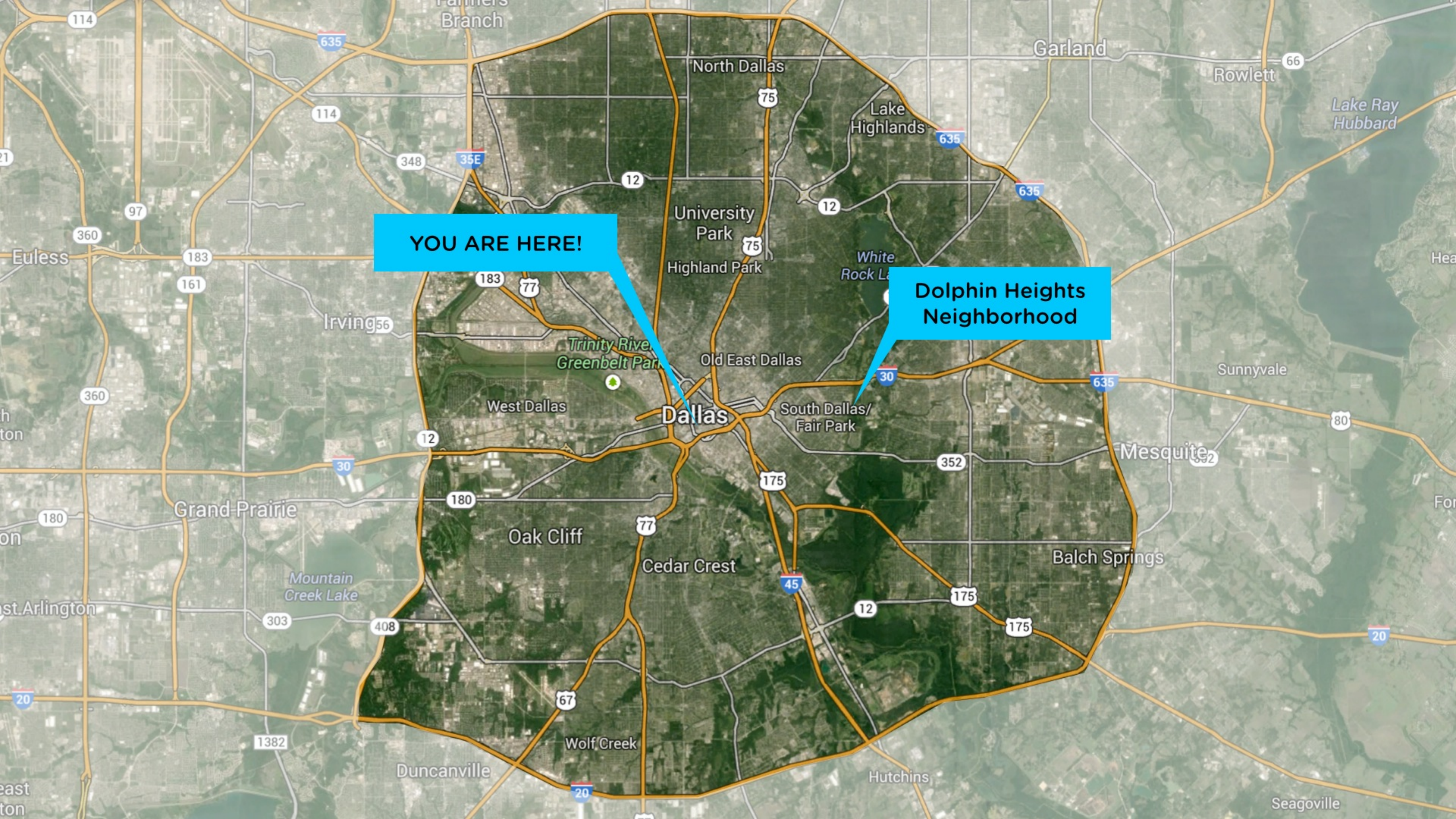
Where?







YOU ARE HERE!



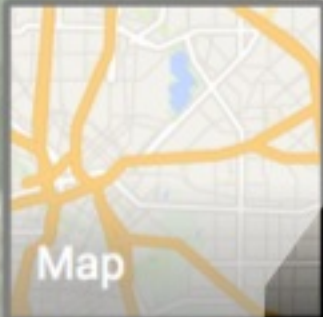
YOU ARE HERE!

**Dolphin Heights
Neighborhood**



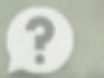
YOU

Dolphin Heights



Map

Google





YOU

Dolphin Heights



I-30

White Rock Creek

Fair Park

I-30 HOV

48B

49B

50A

E Grand Ave

Dolphin Rd

Lawview Ave

S Haskell Ave

Fitzhugh Ave

Spring Ave

Parkdale Lake

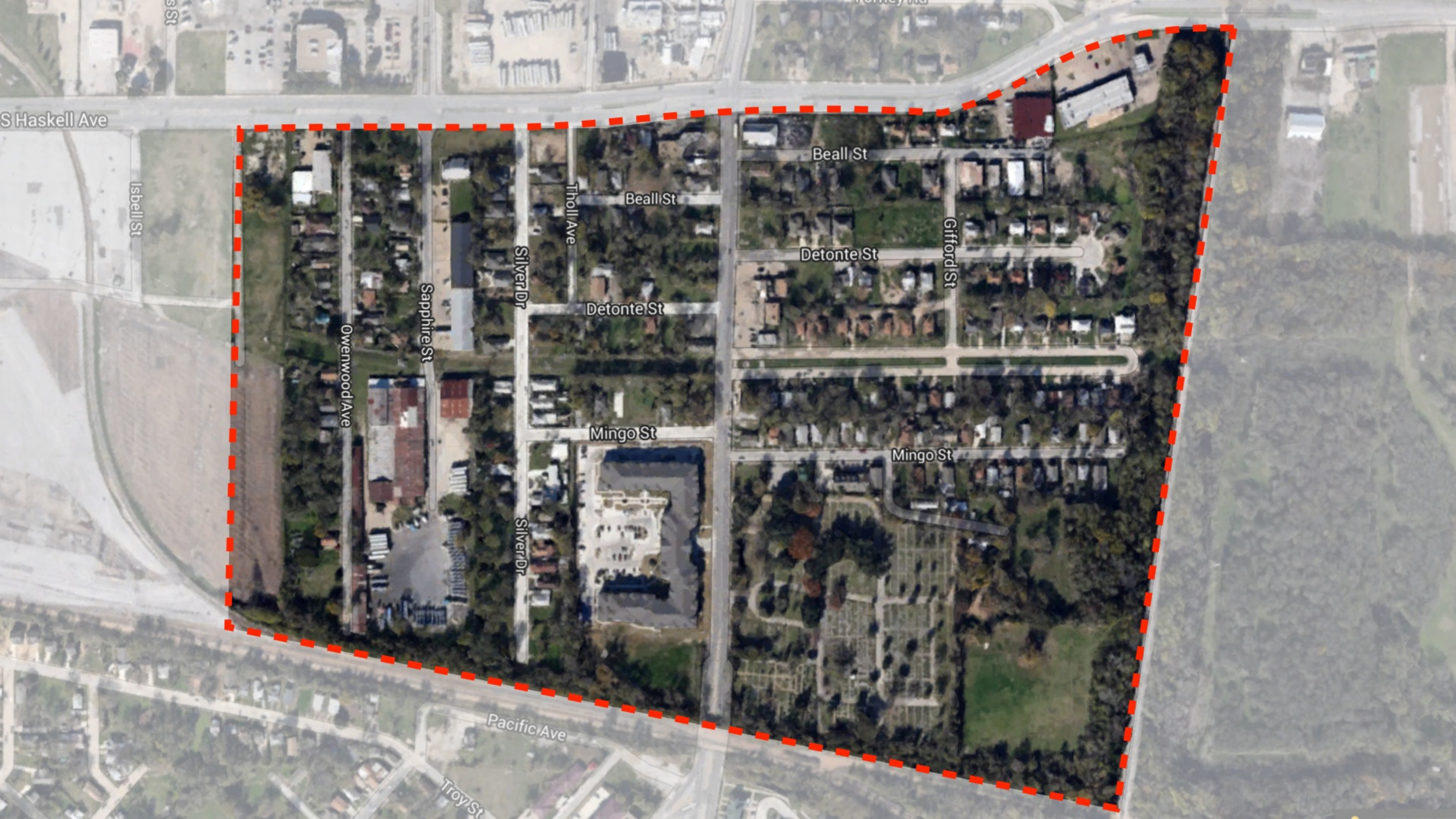
Fair Park

Cotton Bowl Stadium

Gexa Energy Pavilion

352

SOUTH DALLAS/
FAIR PARK



S Haskell Ave

Isbell St

Owenwood Ave

Sapphire St

Silver Dr

Tiholl Ave

Beall St

Detonte St

Mingo St

Silver Dr

Beall St

Detonte St

Gifford St

Mingo St

Pacific Ave

Troy St

Assets / Challenges?





**Schepps /
Dean Foods**

**Close to Downtown
+ Fair Park**

**Strong Neighborhood
Organization**

Connects to I-30

Trinity Forest Spine Trail

Industrial / Residential Mashup

Lack of Viable Retail

Dead End Streets

Not Enough Density



How? / Who?

From/Para:
Dolphin Heights
Neighborhood Association
4919 Silver Avenue
Dallas, Texas 75228

What could Dolphin Heights look
like in 10 years? 20 years?
¿Cómo pudiese ver Dolphin Heights
dentro de 10 años? 20 años?

How can you make it better?
¿Cómo puede usted hacerlo mejor?

*You are receiving this notice because you are listed in
Dallas Central Appraisal District as owning property in the
vicinity of the Dolphin Heights neighborhood.

*Está recibiendo este anuncio porque se encuentra en la
lista de Dallas Central Appraisal District como propietario
en los alrededores del vecindario de Dolphin Heights.



To/De:

SANDOVAL MARIA LETICIA
200 N AUGUSTA ST
DALLAS, TX 752145003

From/Para:
Dolphin Heights
Neighborhood Association
4819 Silver Avenue
Dallas, Texas 75223

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To/De:

SANDOVAL MARIA LETICIA
200 N AUGUSTA ST
DALLAS, TX 752145003





NO
BULLY
ZONE

- Why?
- What?
- how?
- when?
- homework

① Police Involved
② Diversity
③ DEINA

④ Resources

Schedule 1999
01/12/2001
01/26/2001

True Participatory Process

- Established Neighborhood Advisory Committee
- Door to Door, Flyers + Direct Mail
- 7 Public Design Workshops
- Education process seen as 2 way street
- Market Analysis + Living Document
- 12+ Neighborhood Association Meetings
- Individual meetings with neighbor businesses, non-profit organizations and community organizations
- Also shared draft plan at National Night Out



DESIGN WORKSHOP TODAY!
COME ON IN!



Neighborhood Advisory Committee

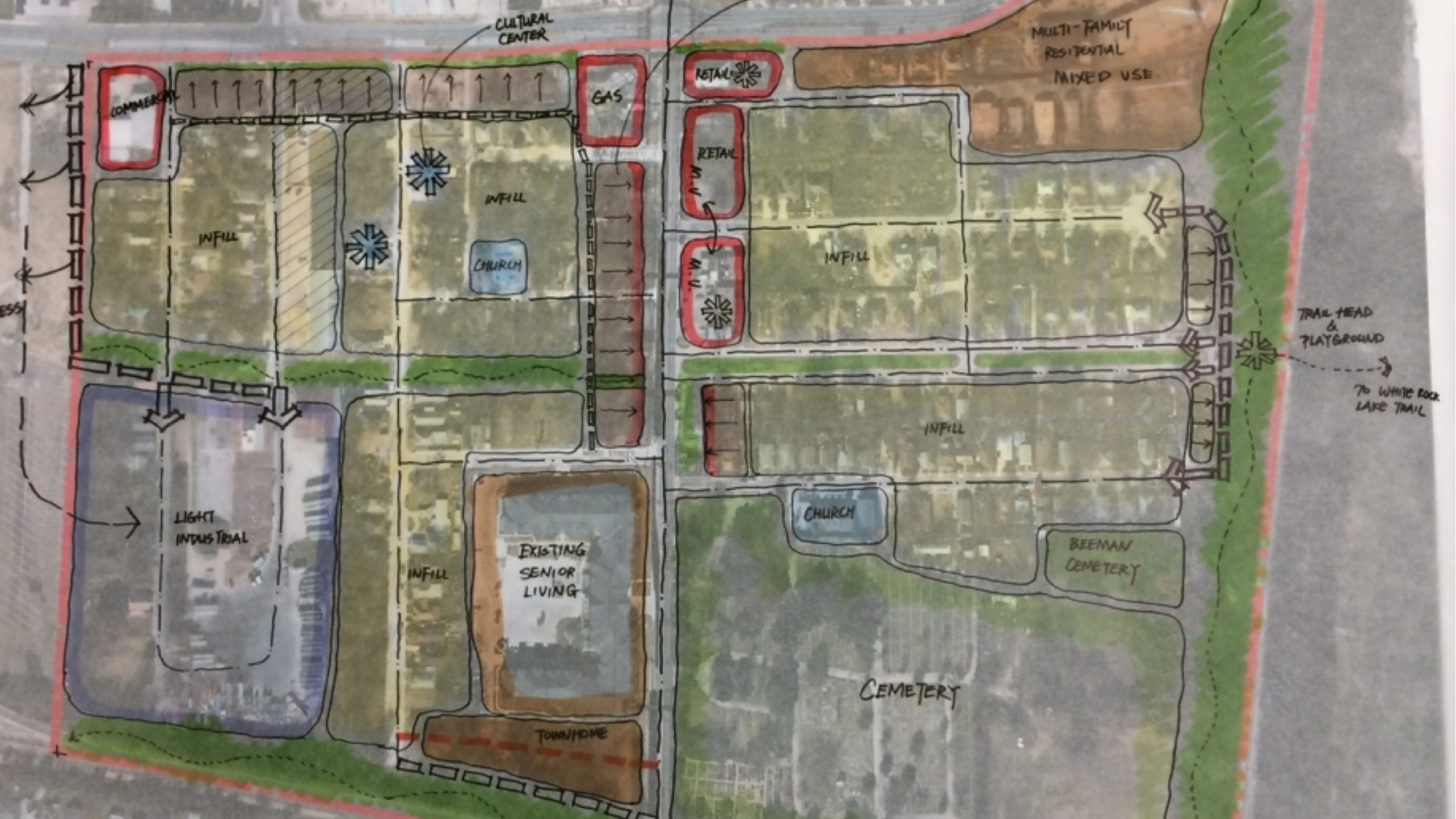
Roberto Angel
Diana Catalan
Flavia Flores
Anna B Hill
Annette King
George + Alene King
James + Brenda Reed
Delma Rayson
Jacquelyn Washington

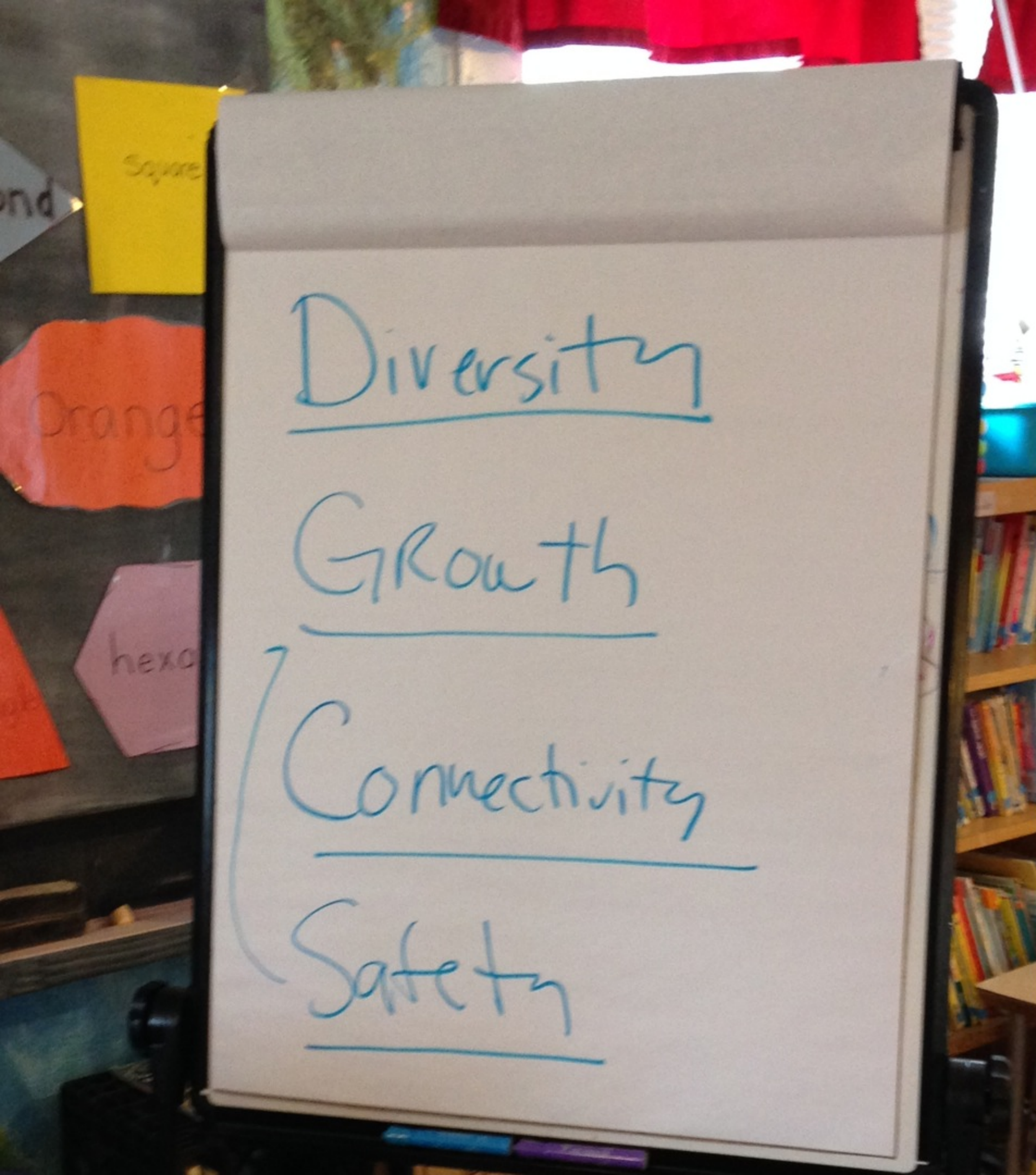
4806 Owenwood Avenue
3555 Terrell Avenue
3526 Terrell Avenue
4819 Silver Avenue
4838 Silver Avenue
4635 Dolphin Road
3412 Detonte Street
3504 Mingo Street
4643 Silver Avenue



Key Project Partners / Advisors

- bcWORKSHOP
- Cities of Refuge Church
- Dallas City Design Studio
- Dean Foods (formerly Schepps Dairy)
- Dolphin Heights Neighborhood Association
- East Dallas Community Organization
- Elevate Your Game / Charles Williams
- Holt Lunsford Commercial
- Inner City Development Corporation
- Robert Pilgrim / Bury Partners
- Texas Real Estate Council (TREC)





Dolphin Area Plan Guiding Principles

Diversity - of background, economic status, and design - Dolphin Heights is diverse and unique now and wants to be more so as it grows, without losing the opportunity for current residents to remain, if they choose, as the neighborhood grows and changes.

Growth - filling in the “blanks”, increasing density, providing new amenities, new jobs, new homes, new businesses. New ideas to solve challenges that current models cannot.

Connectivity - connecting the neighborhood better east to west, street to street and out to the rest of Dallas - by bike, walking, running, bus and car.

Safety - safer environmentally, safer through better physical design and safer through increased density and increased interactions between neighbors and businesses. More eyes on the streets.



Photos showing examples of artists in Live/Work studios and children participating in neighborhood art programs.
 Fotografía con ejemplos de espacios para trabajo/vivienda de artistas y niños participando en programas de arte



Conceptual rendering of converting existing Schepps / Dean Foods truck dock to Artist Live/Work
 Prestación Conceptual convirtiendo el muelle de Dean Foods en un espacio de trabajo/arte



Photo of Schepps / Dean Foods truck dock on Sapphire Street
 Fotografía el Dean Foods el muelle en Sapphire Street

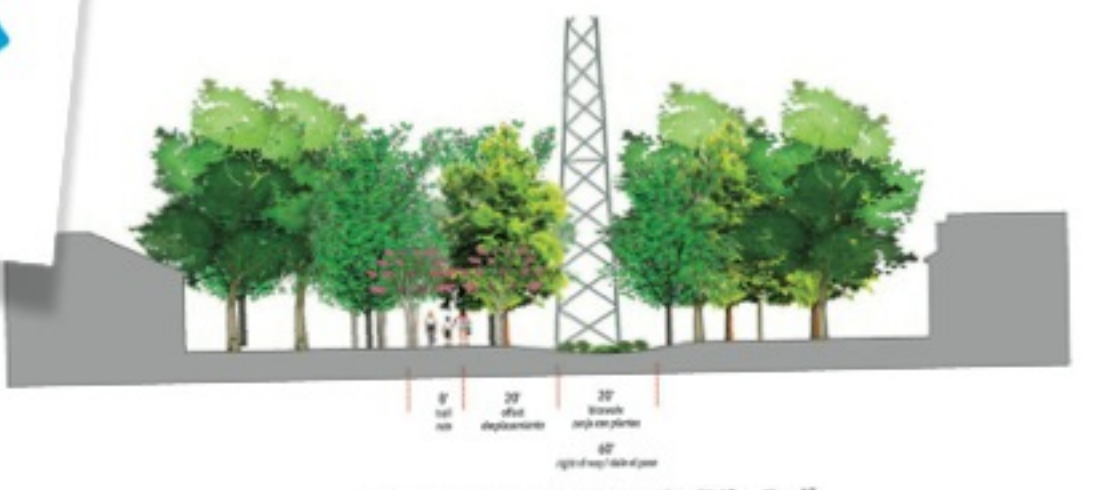


10-20 años / 10-20 years
 Proposed Land Use Concept Plan 10-20 years
 Plan de Concepto Para Uso de Terreno dentro de 10-20 años

Concept Para Vivienda o Trabajo de Arte
Artist Live Work Concept



Proposed Section for Dolphin Road
 Propuesta Para Sección de Dolphin Road



Proposed Section for Hike/Bike Trail
 Propuesta Para Sección del Ruta de Bicicleta/Caminata

Proposed Street Sections
Propuesta Para Secciones de Calles



Ideas = Popsicles!

¡Ideas = Paletas de Hielo!



We want your input and support to make the neighborhood better, so if you will give us your ideas, we will give you a popsicle.

Queremos su participación y apoyo para mejorar el vecindario, y si nos das sus ideas, nosotros le daremos una paleta de hielo.

¿Cómo? ¡Es muy simple!

Paso No. 1: Obtenga una tarjeta amarilla para las ideas.

Paso No. 2: Inspeccione todos los dibujos de cerca.

Paso No. 3: Haga cualquier pregunta que tenga.

Paso No. 4: Escriba sus ideas en la tarjeta amarilla.

Paso No. 5: Denos su tarjeta, y nosotros le daremos una paleta de hielo.

How? It is simple!

Step 1: Grab a yellow idea card

Step 2: Look at all of the drawings carefully

Step 3: Ask any questions that you may have

Step 4: Write your ideas down on the yellow idea card

Step 5: Give us your card, and we will give you a popsicle

¡Ideas = Paletas de Hielo!
Ideas = Popsicles!





Ideas = Popsicles!
Ideas = Paletas de Helado!

Why? / ¿Por qué?

How? / ¿Cómo?

Diversity / Diversidad
Growth / Crecimiento
Connectivity / Conectividad
Safety / Seguridad

Recommended Action / Acciones Recomendadas
1-3 years / 1-3 años

Recommended Action / Acciones Recomendadas
3-10 years / 3-10 años

Recommended Action / Acciones Recomendadas
10-20 years / 10-20 años

Recommended Action / Acciones Recomendadas
10-20 years / 10-20 años

Concept Para Vivienda o Trabajo de Artes
Artist Live Work Concept

Proposed Street Sections
Propuesta Para Secciones de Calles

Next Steps

- finalize draft document
- circulate to City staff in advance of June 16 meeting
- make adjustments as needed
- present full draft to Urban Design Committee