

# DISTRICT 4 AREA PLAN

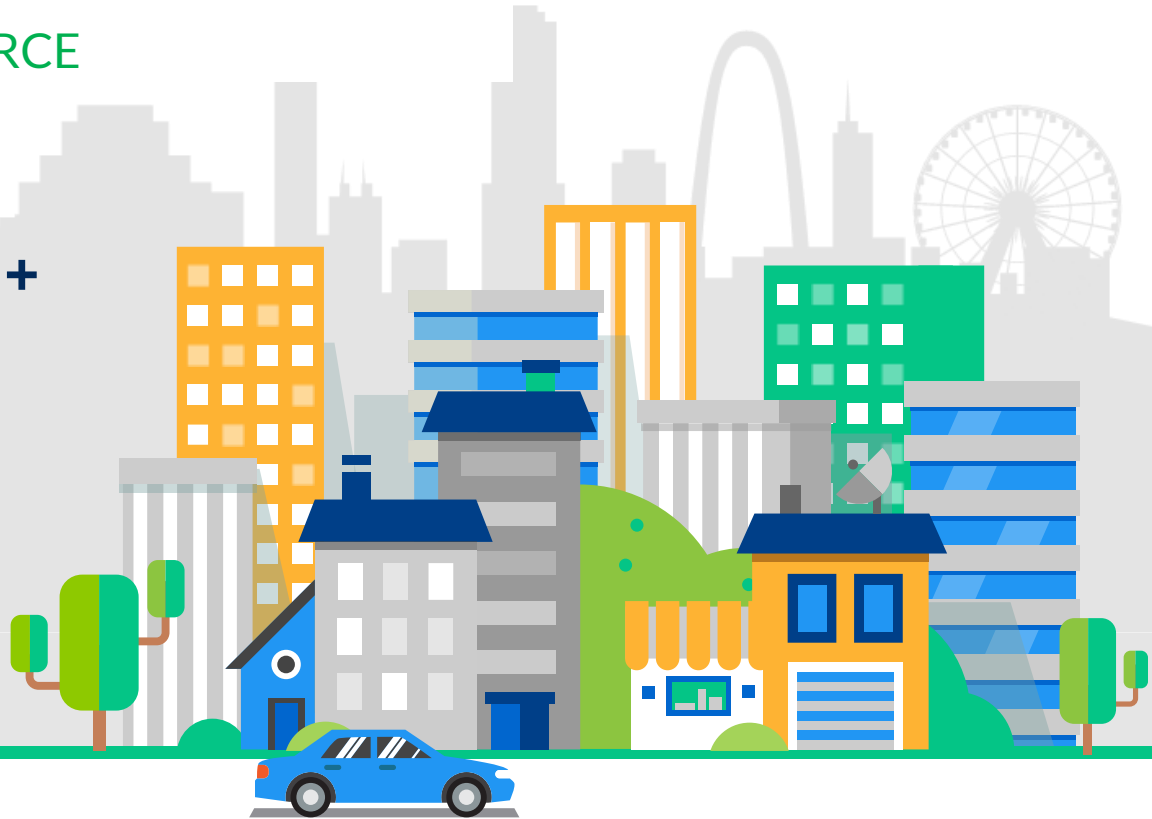
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THE BLUE-RIBBON TASK FORCE

MAY 6, 2021

## EXISTING PLANS, STUDIES + INITIATIVES

Meeting #4



# PRESENTATION OUTLINE

- Overview of Last Meeting
- Ongoing Initiatives/Projects
- Existing Plans & Studies
- Appendix of Other Plans
- Proposed Focus Areas for the Plan
- Discussion
- Next Step



EAST OAK CLIFF/CEDAR CREST/LANCASTER CORRIDOR AREA PLAN

# OVERVIEW OF PREVIOUS MEETING

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# PREVIOUS MEETING NOTES

**Meeting #3:** Thursday, April 13, 2021 6:00 -7:30pm

**Attendance:** Jasmond , Janet, Lynn McBee, Thea Walker, Isreal Fininen

## General discussion

- a) Role of Task Force
- b) How to talk/meet with entities/organizations
- c) Funders/investors are interested in a masterplan for the area

**What issues/concerns are you aware of in the planning area that should be tackled by the Plan?**

## LAND USE+ DEVELOPMENT

- Focus on housing
- City bought out homes in Cadillac Heights
- Look at the housing stock: Make them attractive and viable.
- Address amenities (schools, parks) that draw people to the are
- There is and will continue to be investor pressure
- Investors renting single family homes to several adult people
- Industrial uses in the area suppress development, which impacts the city's tax base

- ✓ Janet will chair Housing sub-committee to look at Housing Policy
- ✓ Underused areas (Cadillac Heights) can be a big drag on an area

## INFRASTRUCTURE

- Bike Lanes
- Sidewalks: New sidewalks on Corinth NOT wide enough
- Walkability score for the neighborhoods.
- Sidewalks buffers needed for safety
- There is an issue around Big T Bazaar.
- Atmos Gas Lines need to be replaced (old)
- Gateways needed
- Neighborhoods. Help to beautify the area

## PARKS & OPEN SPACE

- Trail network
- Promote bikeable areas, install bike lanes
- Glendale Park-Expand, renovate and activate the park
- Need to activate/redevelop acreage that is tucked away
- Five Mile Creek – Consider Riverwalk

## ECONOMIC DEVELOPMENT

- Desire to have a sub-committee to have conversations with investors (Chair- Thea Walker)
- What would be qualified projects and how does this look like the highest and best uses for the area

## ZONING

- Zoning Change: properties south of E. Pentagon Pkwy
- Mark Cuban Property: Community garden, MF housing, job training/workforce development and retail store to sell items
- Food Forest

## OTHER ISSUES

- District 4 has large roadways with medians and tributaries.
- Neighborhood City Hall in District 4 (pay water bills)
- Cedar Crest Community -historical development impediments
- Industrial facilities with environmental hazards border the community
- 'Flood plain' designation has kept large tracts of land unavailable for development
- Current status of 'levy' development to mitigate floodplain in Cadillac Heights (via Daltec or Mark Cuban's group) needs to be understood
- Gateway projects for Cedar Crest community entrances (i.e. beautification) need to be funded



EAST OAK CLIFF/CEDAR CREST/LANCASTER CORRIDOR AREA PLAN

# ONGOING PROJECTS/INITIATIVES

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# THE I-35E/US-67 CONSTRUCTION PROJECT

- A \$666 million design-build construction project by TxDOT to rebuild and widen Interstate 35E south of downtown and U.S. 67 between I-35E and I-20 and the I-35E/U.S. 67 split.
- **Purpose:** Improve safety, provide congestion relief, support traffic operations, address roadway deficiencies, and improve system linkage.
- Involves reconstructing reversible non-tolled express lanes, lanes that are open to all users (including SOVs and HOVs) and/or general-purpose lanes to improve capacity in the corridor.
- The project includes building structural elements and accommodations for the City of Dallas' planned deck plaza between Ewing and Marsalis Avenues.
- The overall design and amenities of the deck plaza will all be managed by the City of Dallas through a private partner
- <https://thesoutherngateway.org/about-the-project/>



Credit: Pegasus Link Constructors

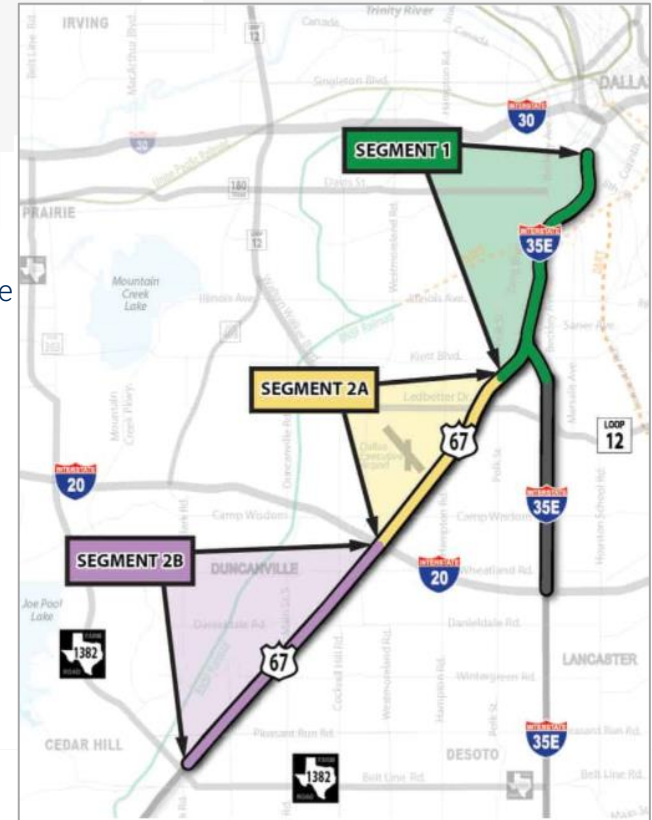


# DESIGN & CONSTRUCTION SCHEDULE

- Project Construction Start / Design – Fall 2017
- Project Construction – Winter 2018
- Project Completion – Summer 2022
- Design and construction management awarded to Pegasus Link Constructors
- Impacts in the community include traffic disruptions and lane closures along the main lanes, frontage roads of the project corridor, and cross streets, which require detours onto small feeder roads just outside of the project area.
- I-35E carries about 218,000 vehicles per day
- Southern Gateway is part of the Texas Clear Lanes initiative, the state's comprehensive congestion-relief strategy.



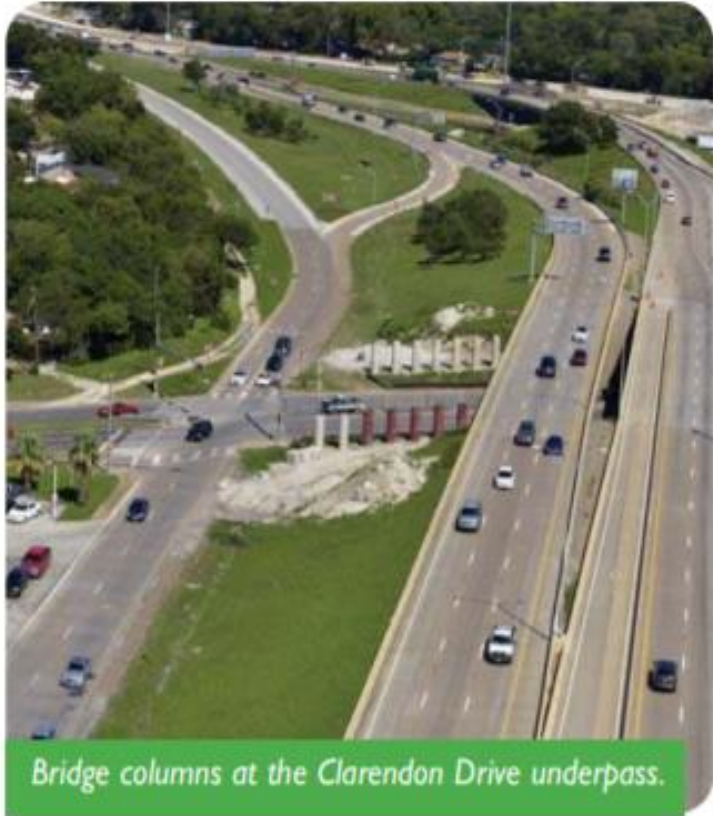
Credit: Pegasus Link Constructors



Credit: TxDOT



# PROJECT SCHEDULE DESIGN & CONSTRUCTION





# THE SOUTHERN GATEWAY DECK PARK

- A elevated deck park on I-35E between Ewing and Marsalis Avenues
- A public/private project between the City of Dallas, North Central Texas Council of Governments (NCTCOG), Texas Department of Transportation, and the Southern Gateway Public Green Foundation.
- **Purpose:** Bridge the north-south divide, bringing green space and economic development to underserved areas of oak Cliff
- Extend attraction area near the Zoo provide neighborhood activity space for everyone
- The 5-acre park will reconnect historic Oak Cliff and ignite economic, revitalization in the surrounding neighborhoods
- A public park, managed by a private entity – the Southern Gateway Public Green Foundation
- This model is common in other signature parks such as the Arboretum, the Dallas Zoo, Klyde Warren Park, Pacific Plaza, and West End Square.



Photo Credit: Southern Gateway Public Green Foundation



# DESIGN & CONSTRUCTION

- SGPGF tasked with the design, construction, and future operations of the Park
- The Foundation hired HKS, Inc. to lead design and engineering for the park
- TxDOT is currently constructing the deck infrastructure and cap as part of its reconstruction/expansion of I-35E
- Construction of the underlying deck to be completed in summer 2022.
- The Foundation will build park amenities from the cap up shortly after TxDOT completes the underlying deck and cap.
- The park to open in late 2023.
- Focus is on incorporating outdoor learning spaces & educational partnerships.
- A catalyst for economic development and attracting destination seekers



Credit: Southern Gateway Public Green Foundation



# PHASING + TIMELINE

- To be built in phases with Phase I expected to cost \$82 million.
- Phase I: Lancaster to Ewing and will include a multi-purpose pavilion, large lawn, pavilion, children's playground, and turnaround for food trucks and drop offs.
- The Foundation to raise \$35 million from private or philanthropic funds. The City contributed \$7 million in 2017 bond funds as local match to more than \$40 million from the NCTCOG.
- NCTCOG has committed \$9 million to improve transportation access to the park from other areas through bike trails, pedestrian-friendly bridges, and expanded streetcar lines



For more information: <https://southerngatewaypark.org/fast-facts>

# SOUTHERN GATEWAY EQUITABLE DEVELOPMENT PLAN

A private-led effort to engage residents in identifying how they want the park, planned, designed and programmed

## GOALS

- Facilitate a process that fosters continued co-creation of a park plan between the Southern Gateway Public Green Foundation (SGPGF) and the Oak Cliff & Greater Dallas communities.
- Incorporate ideas and needs of existing residents, businesses, and organizations in creating a new park space that is useful, welcoming, inclusive, responsive to community need, and authentically reflective of the rich history of Oak Cliff.



## Focus Areas

History & Culture

Health & Wellness

Educational Opportunities

Economic Development

Safe + Stable Neighborhood

# PLAN TAKEAWAYS

## History & Culture

Community members expressed a desire for a park that truly embraces and celebrates the culture and heritage of Oak Cliff with the key concerns being:

1. Systematic Racism  
How would the park overcome the impacts of systemic racism - physical, economic, and social?
2. Community History  
How would the park achieve thoughtful inclusion of community history?

Community members selected cultural celebrations and events (e.g., Juneteenth) and the intentional inclusion of history + culture as keyways they would like to see the future park address the above concerns.

## Health & Wellness

Health was defined more broadly to consider the following as the park is planned, programmed, and developed:

- Access to healthy food
- Programming and spaces to support mental wellbeing and stress relief
- Places for activity
- Safe areas for children to play

How to find balance between activity/movement/exercise/sport and the park being a destination for dining and entertainment

Provide programming that is accessible and enjoyable for all ages and abilities and events that address direct needs like popup farmers markets (access to healthy food).

# PLAN TAKEAWAYS

## Educational Opportunities

- Leverage the Deck Park to advance educational opportunities.
- Support the park in developing and strengthening partnerships with existing community organizations to create educational opportunities and outdoor classrooms that engage students, adults, and families through educational and creative programming

### How it should Happen:

These opportunities could center around:

- The history of Oak Cliff
- Gardening classes/urban agriculture education
- Hosting a mini library
- Offering free wifi to help bridge the existing digital divide.

## Economic Development

- Oak Cliff is home to several minority-owned small businesses.
- SGPGF to support existing business owners through mentorship, incubators, educational opportunities, and cooperative spaces.
- Ensure intra-neighborhood communication and planning to present a cohesive community voice regarding future development plans.
- Ensure the park is economically accessible to existing businesses and residents to serve as a vehicle for economic mobility for the community.
- Prioritize local interest and develop + strengthen community partnerships to encourage equitable economic growth around the park.

### Ways to Make this Happen:

- Make the park financially accessible to local residents & businesses
- Prioritize locals in park contracting & programming.

# PLAN TAKEAWAYS

## Diverse Housing Options

- Affordable housing is a top issue for Oak Cliff residents.
- The Park will impact the nearby housing market.
- The community expressed the desire for the park to support both stabilization of affordable housing stock and efforts that will balance housing with commercial development plans.
- Desires for immediate assistance for COVID relief, targeted rehab programs, and exploring new models of development (i.e., CDC) were all raised.

### Ways to these happen:

- The park to convene and facilitate programming + partnerships that will make housing information and resources more accessible.

## Safe & Stable Neighborhoods

The Foundation should serve as a partner in establishing and maintaining a safe and stable neighborhood by prioritizing meeting existing needs and leveraging community skills through programming and partnerships for long-term stability and success.

### Ways to Make this Happen:

Provide (through direct or partnership services) resources such as:

- Comprehensive social services
- Neighborhood safety measures
- Well-maintained infrastructure
- Public education and art
- Cooperative ownership

The most highly rated projects for initial implementation were neighborhood crime watch, community garden space and art project.





EAST OAK CLIFF/CEDAR CREST/LANCASTER CORRIDOR AREA PLAN

# EXISTING PLANS + STUDIES

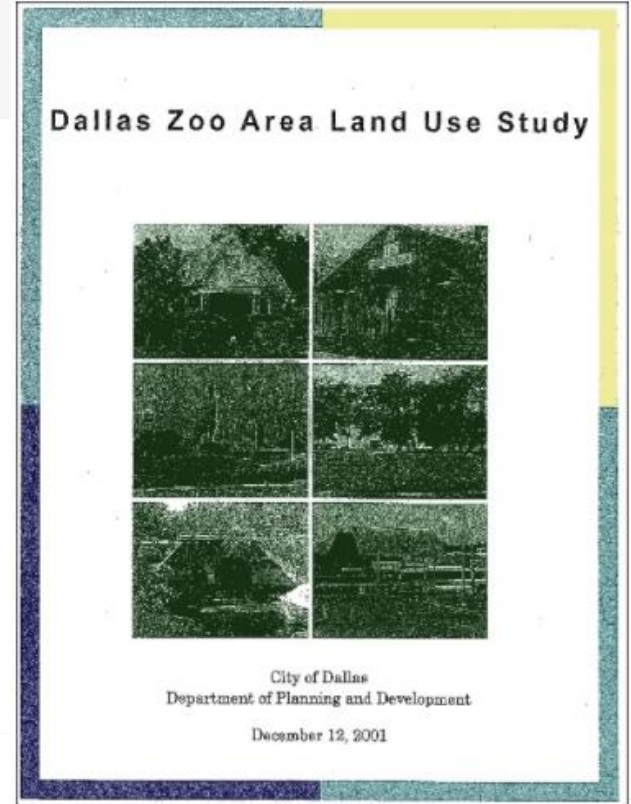
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# THE DALLAS ZOO LAND USE STUDY

- Adopted December 2001
- Defines the vision for growth and development in the Dallas Zoo area
- Focuses on revitalization strategies and policy guidance for future growth and development in the zoo area community

## Goals and Objectives

1. Create a Revitalization Plan
  2. Improve Community Infrastructure
  3. Encourage Economic Development
  4. Improve Community Transportation
  5. Create Implementation Strategies and Recommended Actions
- Concluded that revitalization is linked to the stability of the uses in the area and growth requires supportive land use and zoning compatibility.
  - Advocates uses that complement the Dallas Zoo and provides neighborhood services

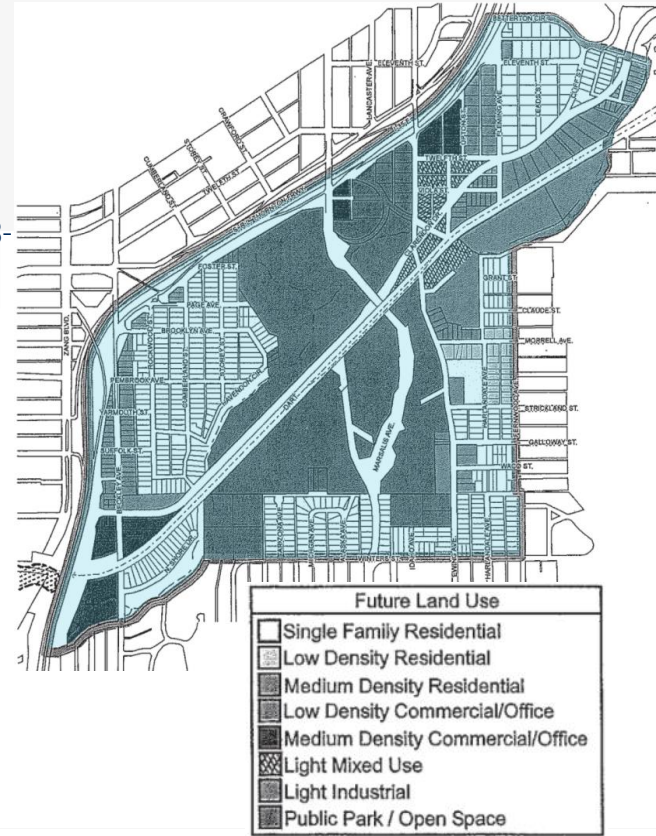


# THE DALLAS ZOO LAND USE STUDY

## Recommendations

### Land Use

- Concern about compatibility of existing land uses and zoning, particularly LO-3-D, RR, CS and MF-2 east of Dallas Zoo
- Encourages commercial retail around the Dallas Zoo DART station
- Discourages small residential hotels and motels, which were deemed an incompatible land use
- Encourages additional single-family housing on existing vacant land, as well as community service oriented, retail and restaurant uses.
- Recommends commercial uses between I-35, 12<sup>th</sup> Street and Fleming
- Advocates mitigating negative impacts of multifamily developments, such as increased traffic in the neighborhood
- Buffering residential areas from commercial and industrial developments (e.g Harlandale Avenue and Morrell Street
- New development to maintain sensitivity to surrounding residential communities



# THE DALLAS ZOO LAND USE STUDY

## Economic Development Recommendations

- Economic growth in the area should focus on commercial nodes along Beckley, Ewing and the area bounded by I-35, Clarendon Drive and 12<sup>th</sup> Street
- Calls for programs to support business retention, job creation, and aesthetic improvements
- Investment efforts on Beckley and Ewing Ave should primarily focusing on attracting community serving businesses and facilities (shopping centers, grocery stores, restaurants, offices etc.)
- Providing incentives for small businesses and encourage incentives to stimulate revitalization of Clarendon Drive and Ewing avenue
- Encourage commercial retail around the Zoo DART station
- Encourage hotels and restaurants on vacant properties along 12<sup>th</sup> street
- Encourage Economic Development immediately adjacent to the park grounds
- Deteriorating motels was a major concern: elimination of low-occupancy motels that constitute a nuisance and hazards

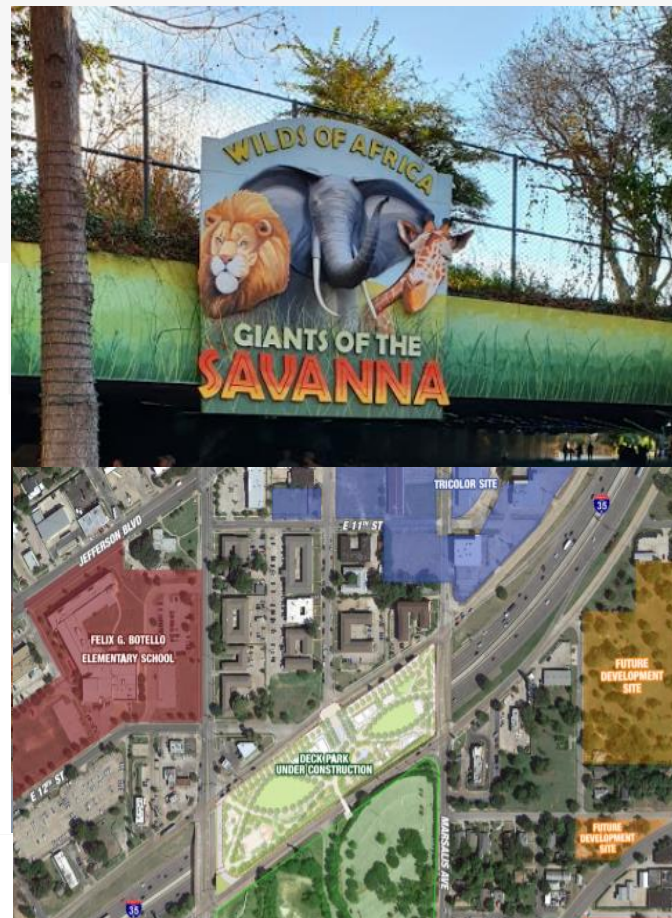


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## Transportation and infrastructure Recommendations

- Improve pedestrian and bicycle connections from Ewing and Beckley Avenues and along Clarendon Drive
- Curb, sidewalk and gutter improvements along Clarendon Drive, Beckley Drive, and Ewing Avenue
- Improvement and periodic debris removal for Cedar Creek to mitigate flooding
- Additional lighting for the Thomas Hill Park
- Area wide sidewalk improvements.
- Urban Design features encouraged along main streets (Beckley, Ewing, and Clarendon) and at major intersections. Elements include paving and landscaping.

<https://dallascityhall.com/departments/pnv/Strategic%20Planning%20Division%20Documents/plans/2000/Dallas%20Zoo%20Land%20Use%20Study%202001.pdf>



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# IMPETUS FOR THE PLAN UPDATE

Update of the 2011 Zoo Master Plan

## IMPETUS

- Improving mobility & parking (monorail & parking garage)
- Aging infrastructure
- Southern Gateway Impact
- Deck Park Integration
- The Zoo was exhausting parking 70+ days a year

## GOALS

- Transcend “Just the Zoo” to an “Anchor Destination”
- Drive positive impact into South Dallas/Oak Cliff
- Continue the success streak for the Dallas Zoo--Attendance
- Integrate into the fabric of the City

## FOCUS AREAS

- Arrival & Entry
- First Encounter
- Zoo North,
- Zoo South (Wilds of Africa)





# OBJECTIVES

- Increase parking capacity (2,500+ spaces)
- Improve car traffic flow to Zoo
- Improve foot traffic flow in Zoo
- Provide better linkage to Zoo DART station and the Deck Park
- Improve educational capacity & profile
- Create larger platform for conservation partnerships (inside & outside zoo)
- Grow Revenue
- Enhance key Anchor exhibits and create new anchor exhibits
- Re-Investment in Zoo North
- Fully utilize Zoo footprint & assets
- Plan for post- monorail
- Provide a better year-round experience
- Transition from Zoo to 'Destination'





# GOALS & FOCUS AREAS

**Goal:** Drive attendance, revenue, mission, and community impact

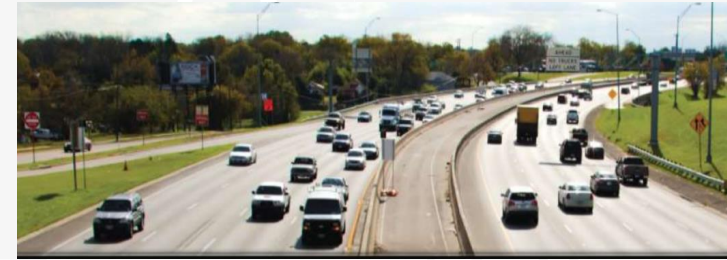
- Transcend “Just the Zoo” to an “Anchor Destination” in the community
- Drive positive impact into South Dallas/Oak Cliff
- Continue the incredible success streak for the Dallas Zoo attendance
- Integration into the fabric of the City

## FOCUS

- Distinct, Integrated, Complimentary
- Dynamic, Experiential, Guest & Animal Focused
- New Species and Animal Care

## Parking

- Capacity - Initially adds 600+ spaces
- North garage adds another 670 spaces
- Staff adds 270+ spaces
- Drop Off Zones and Elevated crossings





## FIRST ENCOUNTER

### First Animal Encounter

- High Energy and Engaging First Encounter
- New Species
- Demos and Shows
- Baja California Habitat

### Linkage + Amenities

- Key intersection with Zoo North and South
- Links to Wild Earth Discovery Center
- Secondary Entry Plaza...Food, Gift, Restrooms
- Cedar Creek Ecology
- Guest Intro to Zoo Mission

## ZOO NORTH

### Guest Amenities

- Centralized Guest Hub + Loops
- Secondary Hubs with Amenities
- Demo's and Encounters
- Behind the Scenes Opps
- Skyride and Carousel

### Animals & Mission

- New Species and Exhibits
- Integrated Conservation Stations
- Ambassador Animal Experiences Center
- Reptile Collection Integrated Across Campus
- Expanded Breeding

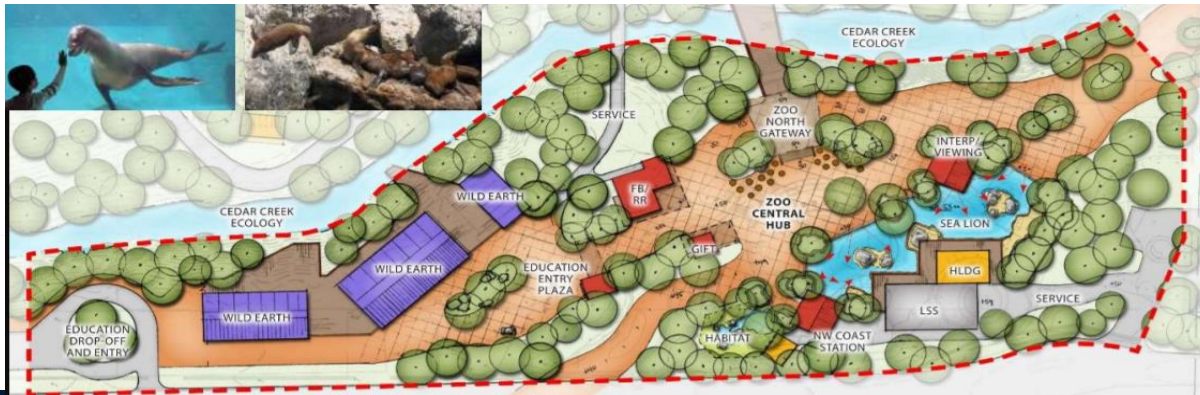
## ZOO SOUTH

### Guest Amenities

- New Base Camp West and Trails
- Safari Truck Ride
- Eco-Hike Trail
- Demo's and Encounters
- Behind the Scenes Opps
- Skyride Link
- Safari Events

### Animals and Mission

- New and Renovated Exhibits
- New Expanded Penguin
- Elephant Enhancements
- Integrated Conservation Stations
- Reptile Collection w Indoor Viewing
- Panoramic Habitat Views





# THE DALLAS ZOO MASTER PLAN

## OPTIONS BEYOND MONORAILS



Paths/Boardwalk



Ropes/Adventure Course



Safari Truck Ride

Could greatly impact the neighborhoods

# STATION AREA PLAN

Adopted by the City Council in 2013

Aims to stimulate and guide redevelopment activities along Lancaster corridor between Kiest and VA Medical Center DART Stations (blue line)

Envisions a thriving, walkable mixed-use corridor that provides a range of high-quality, neighborhood-serving retail, employment opportunities, and housing options with safe multi-modal access between key destinations.

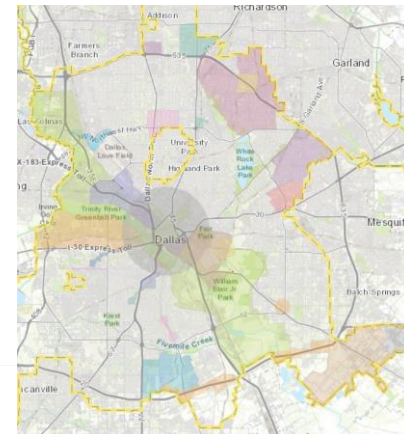
Developed through the HUD Community Challenge Planning Grant

Intended to spur transformation of Dallas DART station areas through:

- Catalytic projects
- Public-private partnerships
- Reuse and rehabilitation of existing buildings.

Many small format commercial uses line the Lancaster Corridor within the study area.

Located just south of the VA Medical Center, the Barack Obama Male Leadership Academy is a key asset of the Lancaster Corridor.



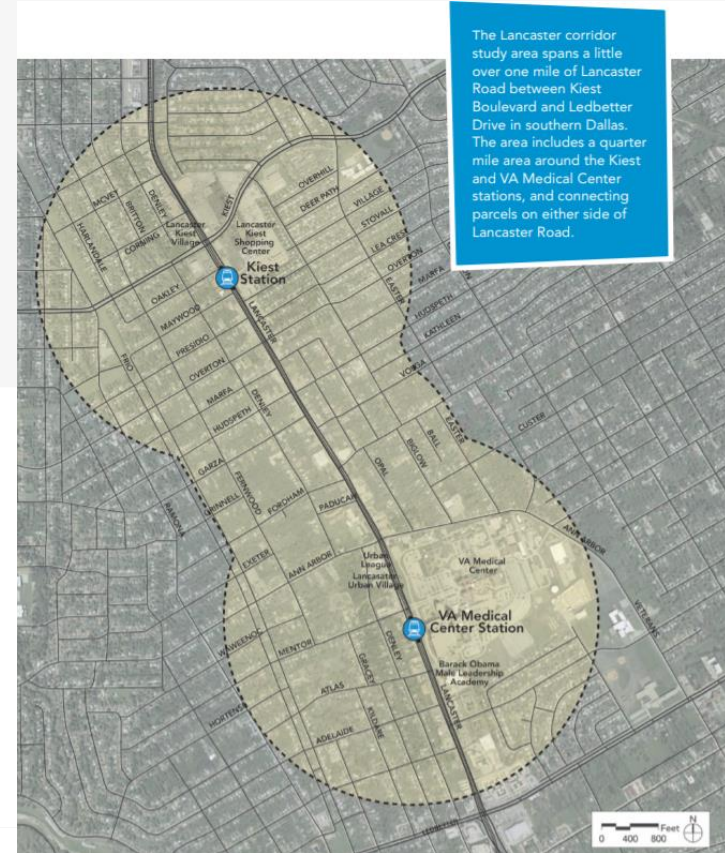
## PLAN RECOMMENDATIONS

- ✓ Improving safety and multi-modal connectivity.
- ✓ Establishing strategies to create a thriving transit-oriented neighborhood over the long term.
- ✓ Development action plan that included adaptive re-use action plan, guidelines, and implementation actions.
- ✓ Key strategies related to financing, education, zoning, and transportation to help advance the strategic opportunities outlined in the Plan.

Implementation approach involved identification of strategic opportunities, catalyst development sites, character and design guidelines, and implementation actions.

Similar plans developed with the same grant:

- Martin Luther King, Jr. (MLK) Station (Green Line)
- Hatcher Station (Green Line)
- Buckner Station (Green Line)
- Vickery Meadow: Walnut Hill & Park Lane stations (Red Line)

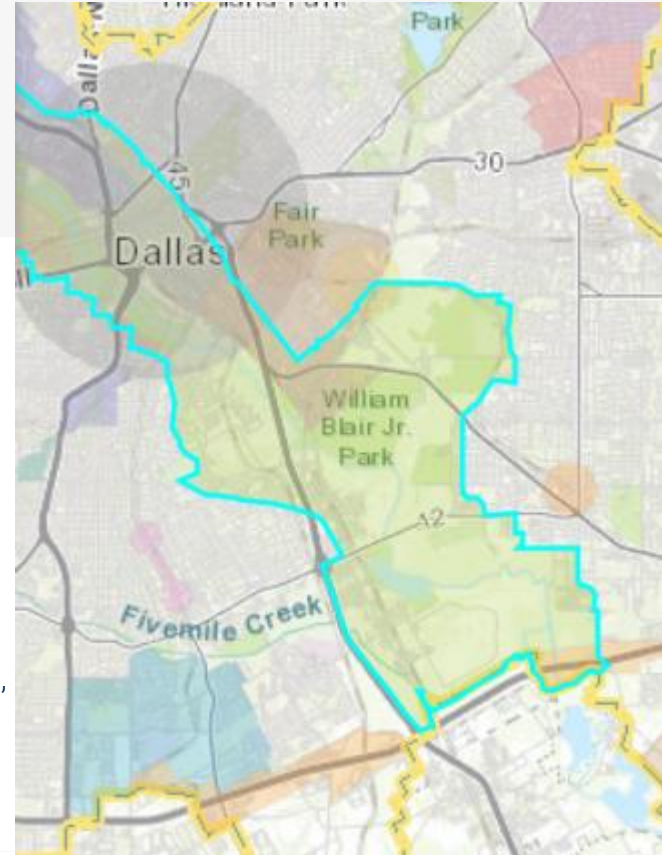


# THE TRINITY CORRIDOR

- There is a comprehensive land use plan for the Trinity corridor that was adopted by the City Council in March 2005, and then revised in December 2009

## Overarching Goals

1. Reconnecting North and South Dallas
  2. Establishing the role of economic development along the Trinity River
  3. Helping to create a vibrant central city
  4. Establishing the Trinity River floodplain as the front yard of the City
  5. Enhancing the City's urban form to increase the appeal of urban life
- A lot has changed about the Plan
  - We have invited staff from the Park and Recreation Department and Flood Management to come speak to the Task Force about the Trinity Levee extension, flood control, and park improvement plans along Trinity.
  - Plans are being made to have the City staff speak to the Task Force on June 3

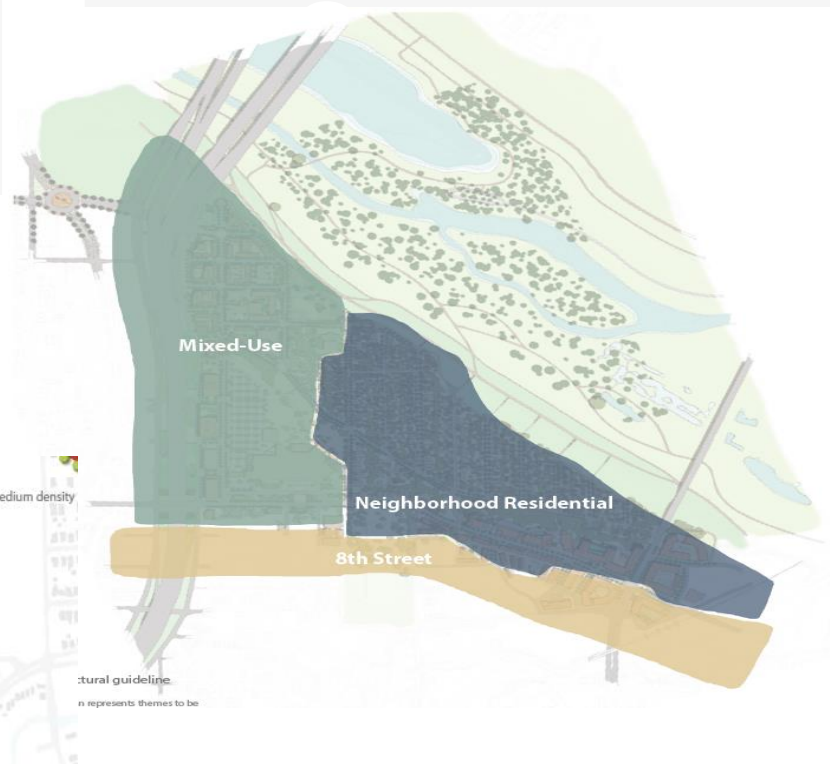


# THE PLAN VISION

- Plan adopted by City Council in 2015
- Established land development policy & conceptual development vision

## Vision for Three Districts:

- Neighborhood Residential District: Preserve and enhance the existing single-family neighborhood east of Denley.
- Mixed-Use District: Introduce mixed use and diverse housing choices west of Denley.
- 8th Street District: Make 8th Street a great street.







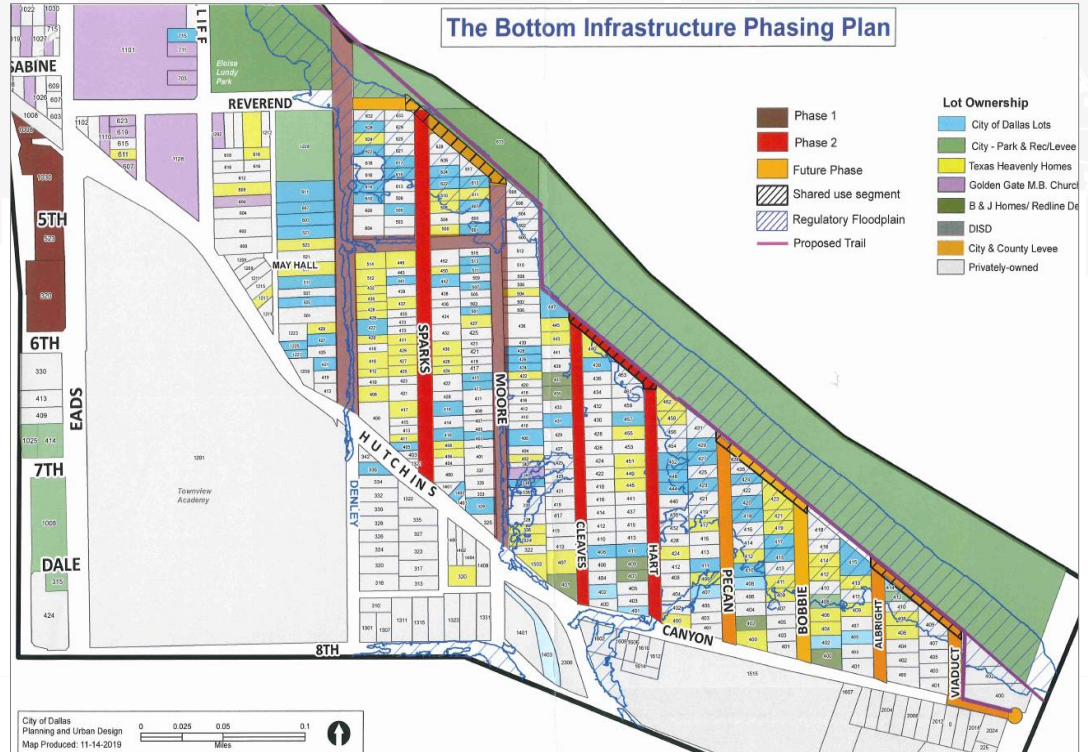
# INFRASTRUCTURE IMPROVEMENT

## Phase I: Denley, Moore, May Hall

- Street reconstruction
- New or replaced sidewalks (width varies)
- Reinforced concrete with retaining walls as needed
- Existing driveway replacement within the public right-of-way
- Utility Improvement: Upgrade of watermains and wastewater lines
- Pedestrian-scale Street lights on Denley
- Public Wifi

## Phase II is currently being designed

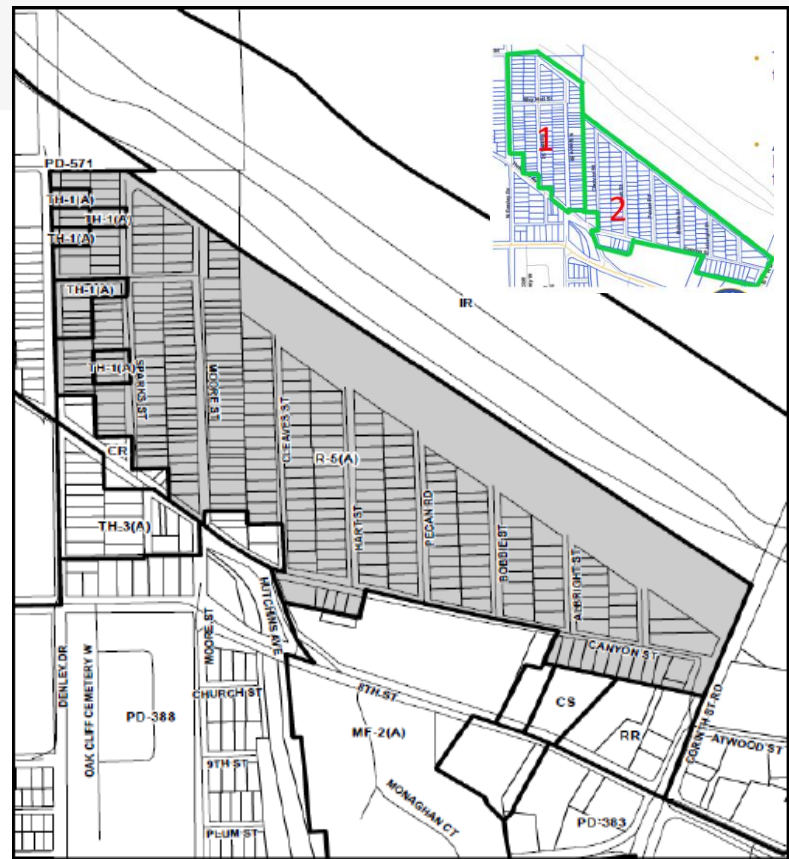
- Sparks
- Cleaves
- Hart
- Connector streets
- Soft trail
- Detention pond/water feature



# AUTHORIZED HEARING

## Phase I: Denley, Moore, May Hall

- City Plan commission has authorized a hearing to determine proper zoning on May 17, 2018
- The Authorized Hearing has been briefed twice to City Plan Commission (CPC) Last one being March 25, 2021
- Will be going to the Council soon
- Focus is on addressing setback requirements and other development standards, particularly for the substandard lots
- Also address design standards to maintain neighborhood character, consistent with the adopted Urban Structure+ Guidelines Plan
- Staff have recommended a Planned Development District with two single family subdistricts
- Proposed: dropping down to 2,000 sq. ft minimum lot size and going up to a 36' height (due to PD.427 and PD 571 adjacency)



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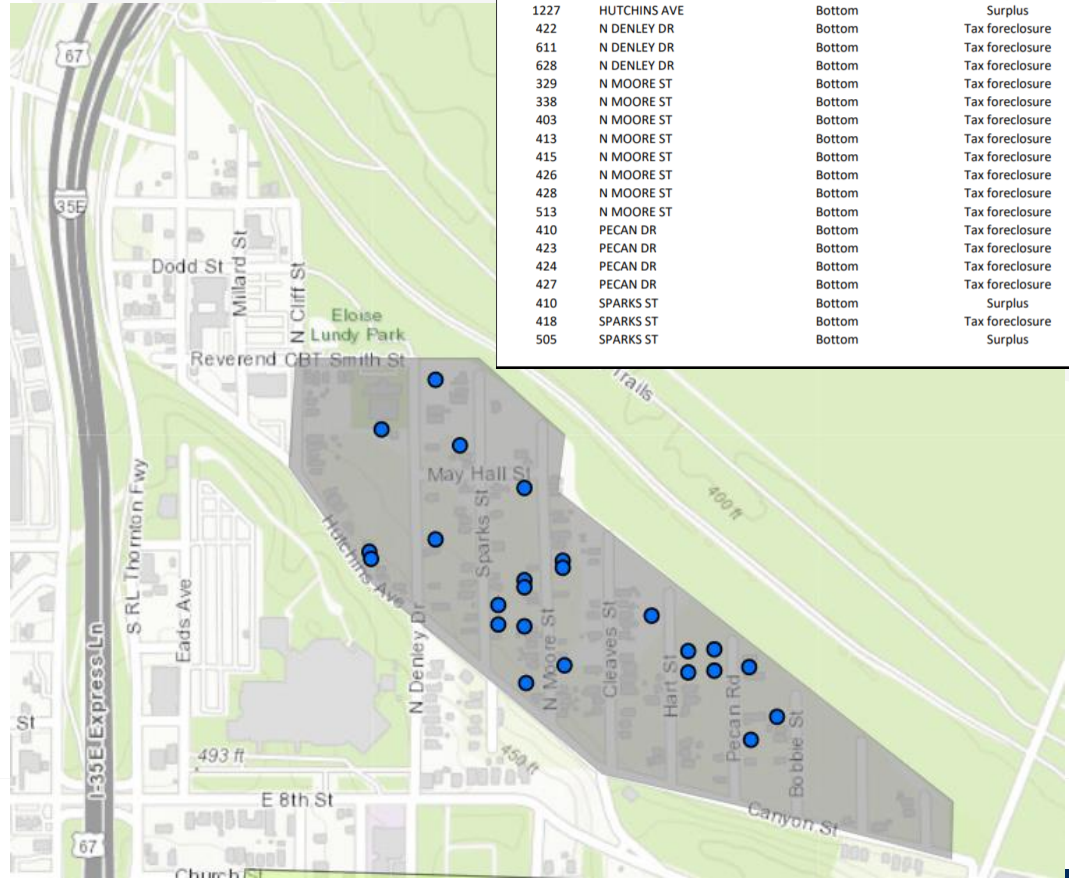
Authorized Hearing Request Area

THE BOTTOM

# HOUSING DEVELOPMENT

## The Bottom Single-Family NOFA Cluster

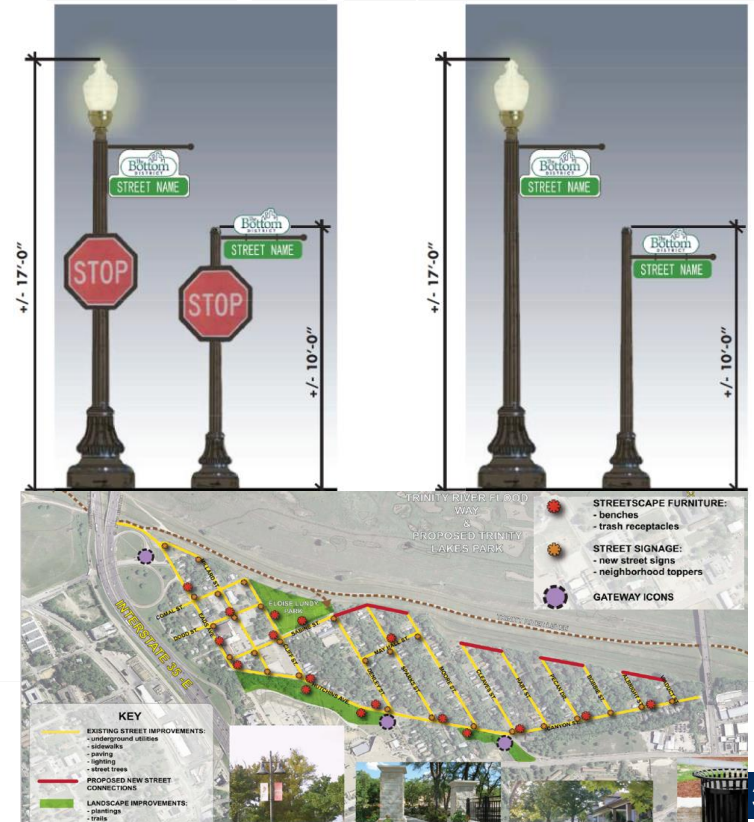
- City authorized the sale 24 lots, through its housing rehabilitation program for single family homes to Golden SEEDS (developer)
- The city also authorized a conditional grant of up to \$1.4 million in 2012 general obligation bond funds to Golden SEEDS or the foundation’s affiliates for infrastructure and the cost of constructing the homes.
- Environment Review and Due diligence underway
- Contract signed
- Texas Heavenly homes is also to build affordable and market rate homes in the Bottom



Street Number	Street Name	Cluster Name	Type
417	BOBBIE ST	Bottom	Tax foreclosure
444	HART ST	Bottom	Tax foreclosure
452	HART ST	Bottom	Tax foreclosure
457	HART ST	Bottom	Tax foreclosure
1225	HUTCHINS AVE	Bottom	Surplus
1227	HUTCHINS AVE	Bottom	Surplus
422	N DENLEY DR	Bottom	Tax foreclosure
611	N DENLEY DR	Bottom	Tax foreclosure
628	N DENLEY DR	Bottom	Tax foreclosure
329	N MOORE ST	Bottom	Tax foreclosure
338	N MOORE ST	Bottom	Tax foreclosure
403	N MOORE ST	Bottom	Tax foreclosure
413	N MOORE ST	Bottom	Tax foreclosure
415	N MOORE ST	Bottom	Tax foreclosure
426	N MOORE ST	Bottom	Tax foreclosure
428	N MOORE ST	Bottom	Tax foreclosure
513	N MOORE ST	Bottom	Tax foreclosure
410	PECAN DR	Bottom	Tax foreclosure
423	PECAN DR	Bottom	Tax foreclosure
424	PECAN DR	Bottom	Tax foreclosure
427	PECAN DR	Bottom	Tax foreclosure
410	SPARKS ST	Bottom	Surplus
418	SPARKS ST	Bottom	Tax foreclosure
505	SPARKS ST	Bottom	Surplus

# TARGET NEIGHBORHOOD BEAUTIFICATION GRANT

- Grant Amount \$500,000 2017 GO Bond funds
- Capital projects only
  - Sign toppers
  - Neighborhood entry signage and other unifying signage
  - Landscaping enhancements
  - Street Lighting – Eng. Design Completed
  - Other improvements that enhance safety, identity and aesthetics of the neighborhood
- Reimbursement of capital costs associated with neighborhood enhancements
- Contract executed May 31, 2020
- Completion of the improvements - December 31, 2022



# TENTH STREET HISTORIC DISTRICT

- The 10<sup>th</sup> Street neighborhood has a Historic Preservation District Overlay zoning to protect and preserve historic structures
- Has a land use study that was adopted by the City Council in 1999, which outlines strategies to revitalize and redevelop the Tenth Street neighborhood.
- The now outdated looked at land use, zoning and housing and other quality of life factors perceived to have impeded growth and development within the 10<sup>th</sup> Street and identified key issues that were likely to influence the positive redevelopment and stability of the area.

## Focus Areas

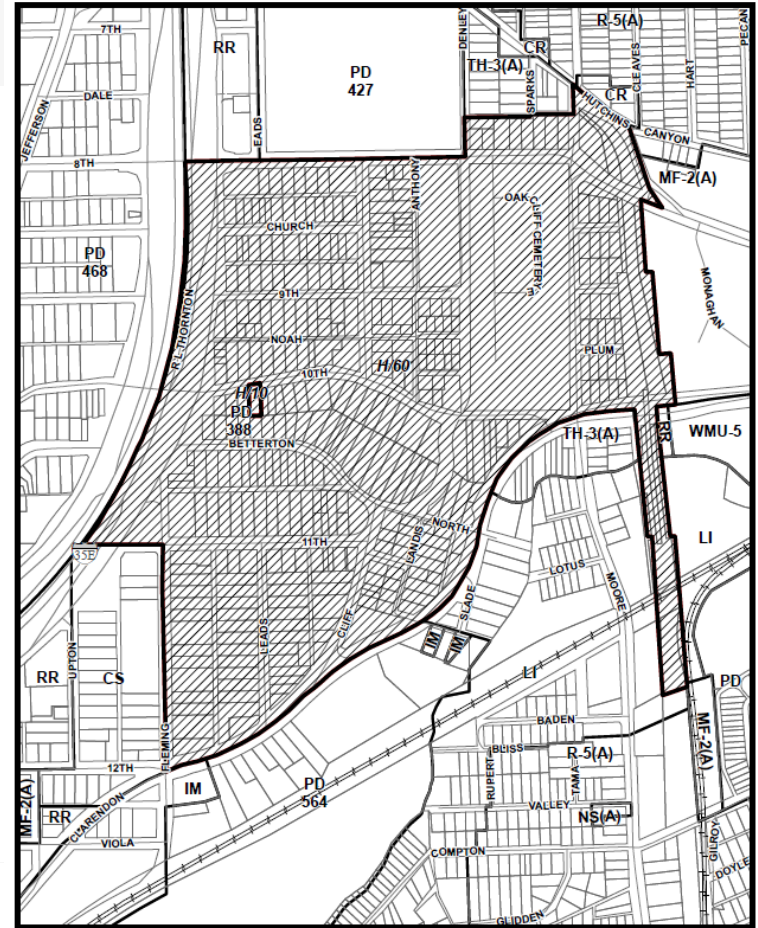
1. Housing and Historic Preservation
2. Economic Development
3. Capital improvements
4. Public Safety and code enforcement
5. Healthcare Services
6. Land use and zoning



# CURRENT INITIATIVES

## Authorized Hearing

- The City has approved a special Authorized Hearing for rezoning the 10<sup>th</sup> Street Historic District that will primarily focus on Historic Preservation.
- The rezoning effort will be led by the Historic Preservation staff assisted by staff from Zoning
- The rezoning process has not yet began but the specialized Authorized Hearing is at the top of the prioritized list.



1:4,800

Proposed Authorized Hearing  
 PD No. 388, H/10, H/60  
 The Tenth Street Neighborhood

# TARGETED REHAB PROGRAM

Tenth Street Historic District has been designated by the Housing Department for the Targeted Rehab Program (TRP)

**Purpose:** Provide assistance to homeowners in the Tenth Street Historic District who have home improvement needs but are financially unable to address them. Program focuses on exterior structural home improvement assistance

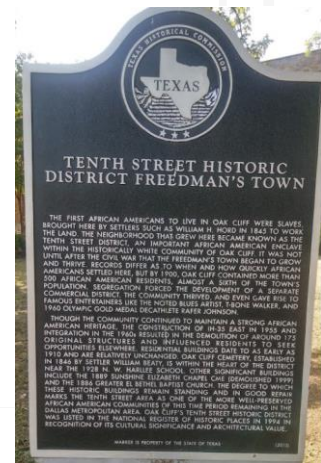
## Eligibility:

- Homeowners in the Historic District as defined by Ordinance #22852
- be under 80% AMI,
- primary residence,
- clear title / affidavit of heirship,
- current on taxes and mortgage

Assistance: Up to \$20,000

Terms: Grant – 5 year affordability period, deed restrictions

Must obtain Certificate of Appropriateness from the Office of Historic Preservation





# GLENDALE PARK MASTER PLAN

- Developed by JBI Partners in Sept 2019

## PRIORITY LEGEND

- A** RESTROOM BUILDING (MIDDLE SECTION)
- B** PEDESTRIAN BRIDGE OVER LOOP 12 (LEDBETTER ROAD)
- C-1** TRAIL IMPROVEMENTS AND OUTDOOR EXERCISE AREA (MIDDLE SECTION)
- C-2** TRAIL IMPROVEMENTS (SOUTH SIDE)
- D** CENTRAL PAVILION AREA (MIDDLE SECTION)
- E** SPLASH GROUND (NORTH SECTION)
- F** UPDATED PICNIC AREA, BENCHES AND COVERED SEATING (MIDDLE SECTION)
- G** SIGNATURE PLAYGROUND (MIDDLE SECTION)
- H-1A** PARKING LOT EAST SIDE
- H-1B** PARKING LOT WEST SIDE
- H-1C** ACCESS DRIVE CONNECTION EAST AND WEST PARKING LOTS
- H-1D** GRAND ENTRANCES, MONUMENTS AND SIGNAGE
- H-2** DRAINAGE AND PARKING LOT IMPROVEMENTS (SOUTH SECTION)
- I** BASKETBALL COURT IMPROVEMENTS (SOUTH SECTION)
- J** DOG PARK - APPROXIMATE 40,000 SF WITH 2 PADDOCKS
- K** WAGON WHEELS PARK ATHLETIC FIELDS



- A** RESTROOM BUILDING (MIDDLE SECTION)
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## LIST OF RELEVANT PLAN +STUDIES

1. Balanced Vision for Trinity River Corridor, 2003
2. Global Strategy for Expanding Development in Southern Dallas, 1988
3. Creating Our Future Trinity Assessment Report, 1998
4. City of Dallas Target Neighborhood Plan Census Tract 93.03, 1986
5. Dallas Southern Sector Reinvestment , 1997
6. Dallas Zoo Master Plan, 1981 & Dallas Zoo Master Plan, 1997
7. DART Morrell Station Site Plan Approval, 1992
8. DART Illinois Station Site Plan Approval, 1992
9. Encouraging Economic Development in Southern Dallas, 1981
10. East Jefferson Area Neighborhood Improvement Strategy, 1992
11. Lancaster Road Land Use Study, 1985
12. LINC Dallas



EAST OAK CLIFF/CEDAR CREST/LANCASTER CORRIDOR AREA PLAN

# PROPOSED FOCUS AREAS

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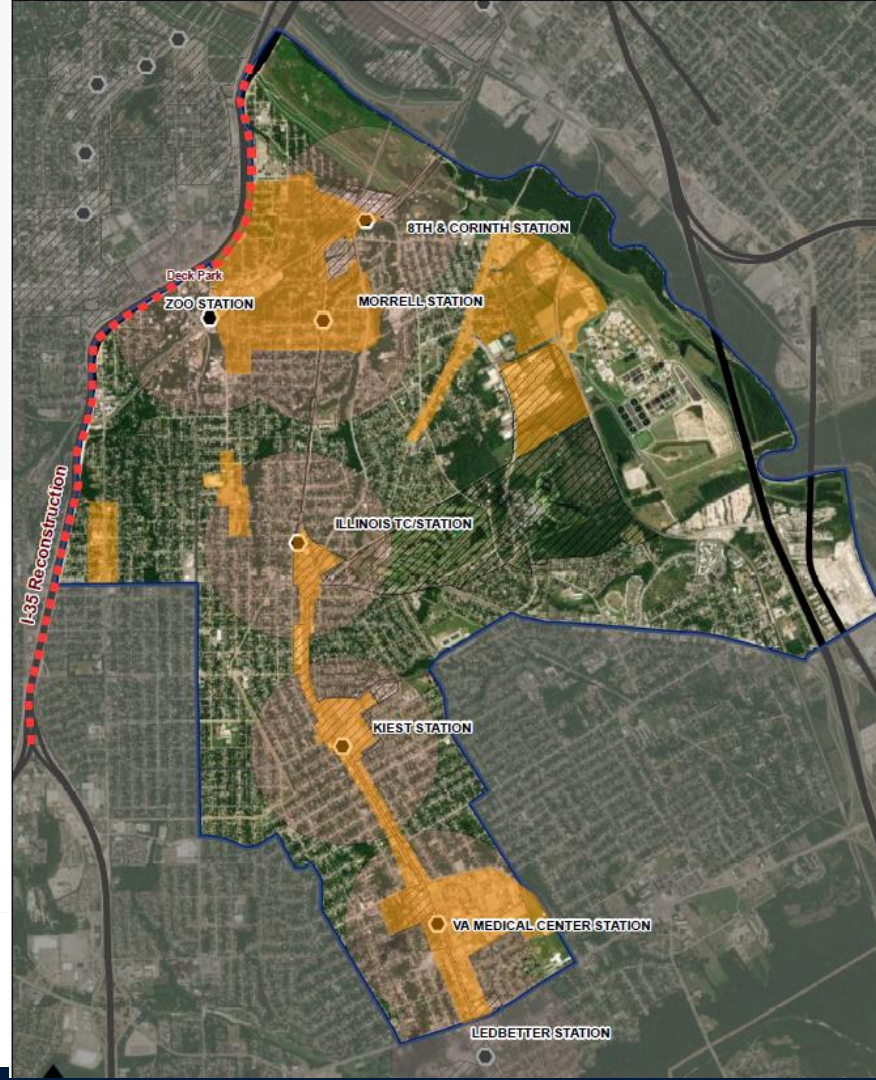
DISCUSSION

# DISCUSSION

1. Is there any issue or concern that you haven't mentioned that you still feel the Plan should address?

1. What is your opinion about the suggested focus areas for the Plan?

- Are there specific areas that are missing?
- Are there areas that shouldn't have been included?



# ANNOUNCEMENT

## Meetings for Public Engagement on Potential Parking Code Amendment

The Zoning Ordinance Advisory Committee (ZOAC) invites the residents of Dallas to attend one of two virtual citywide meetings to share their thoughts and opinions.

ZOAC is currently considering parking reductions, design standards for parking lots and parking structures, and creating parking and transportation management tools.

The meetings will be held via videoconference in English with Spanish translation and may be attended via the videoconference link or the teleconference number listed below the meeting date.

### **Wednesday, May 19, 2021 6:00 – 8:00 pm**

Videoconference: <http://bit.ly/ZOAC05192021>

Teleconference: (408) 418-9388 Event number (access code) 187 043 5388

### **Thursday, May 20, 2021 8:30 – 10:00 am**

Videoconference: <http://bit.ly/ZOAC05202021>

Teleconference: (408) 418-9388 Event number (access code) 187 624 8279

City of Dallas Parking Code Amendment webpage: [bit.ly/CityOfDallasParking](http://bit.ly/CityOfDallasParking)