

# PD No. 317 Authorized Hearing

## Steering Committee Meeting

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February 25, 2019  
6:00 P.M.

Presented by:  
Sustainable Development and  
Construction



# Introductions

- Staff
- Steering Committee



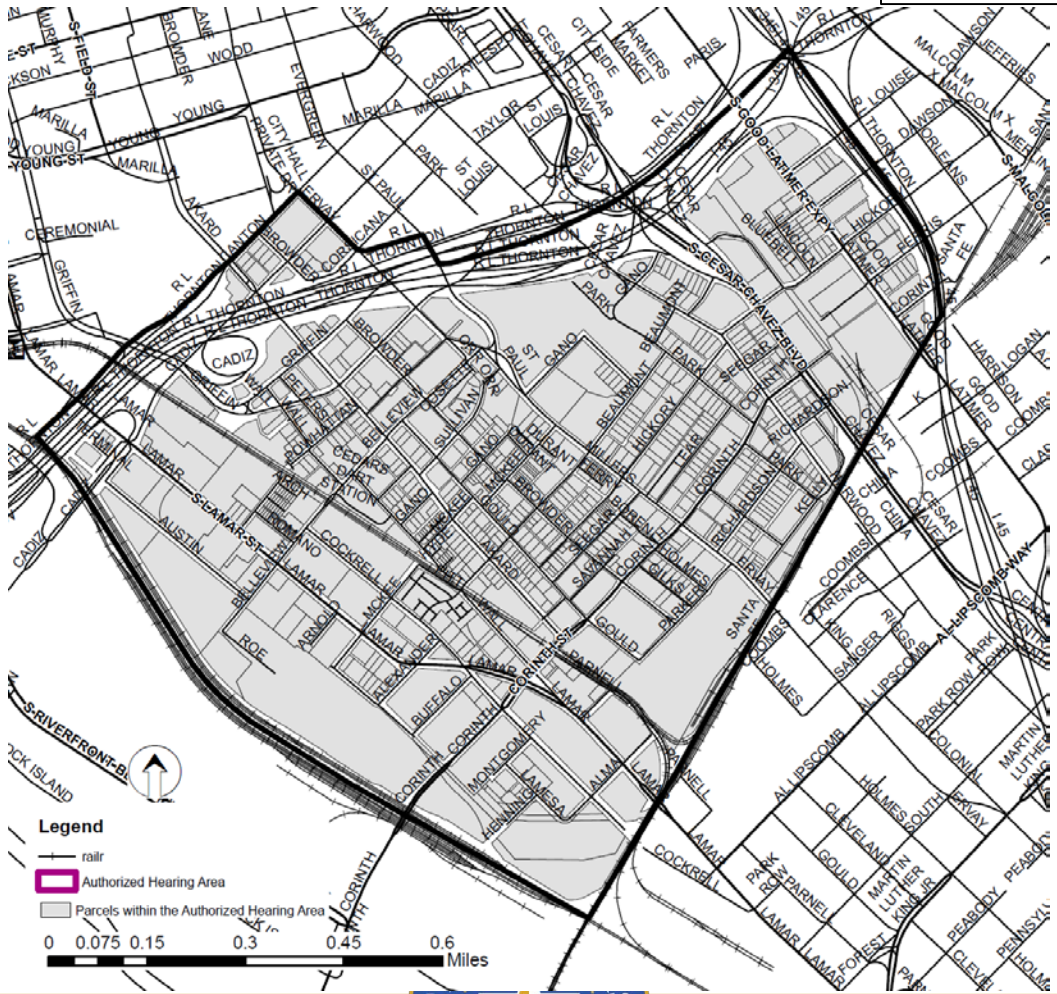
# Meeting Schedules

- Monday, March 11 from 6 pm to 8 pm, Dallas Heritage Village.
- Monday, March 25 from 6 pm to 8 pm, Dallas Heritage Village.
- Monday, April 15 from 6 pm to 8 pm, Dallas Heritage Village.
- Monday, April 29 from 6 pm to 8 pm, Dallas Heritage Village.

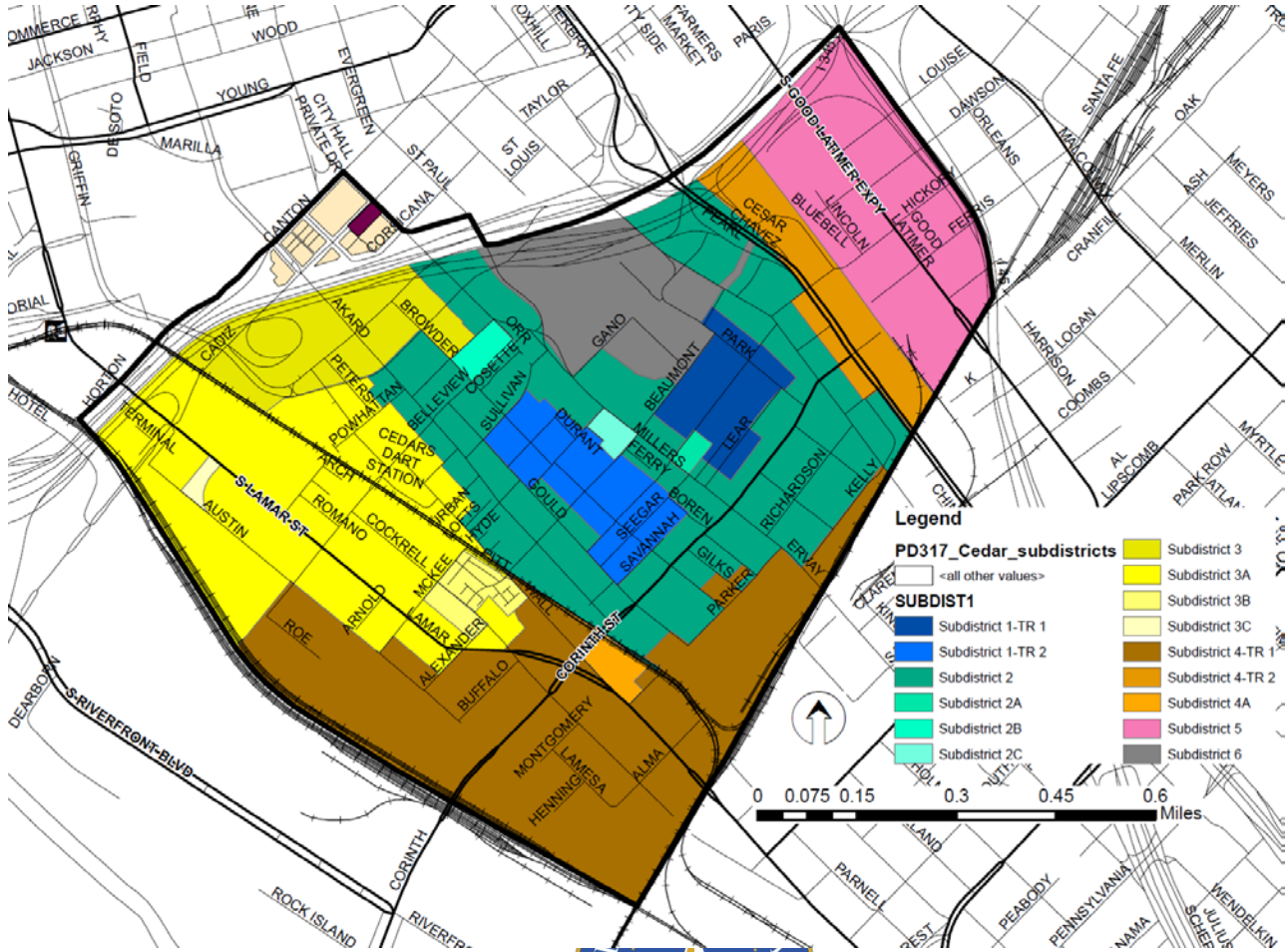


# Location

Authorized Hearing area

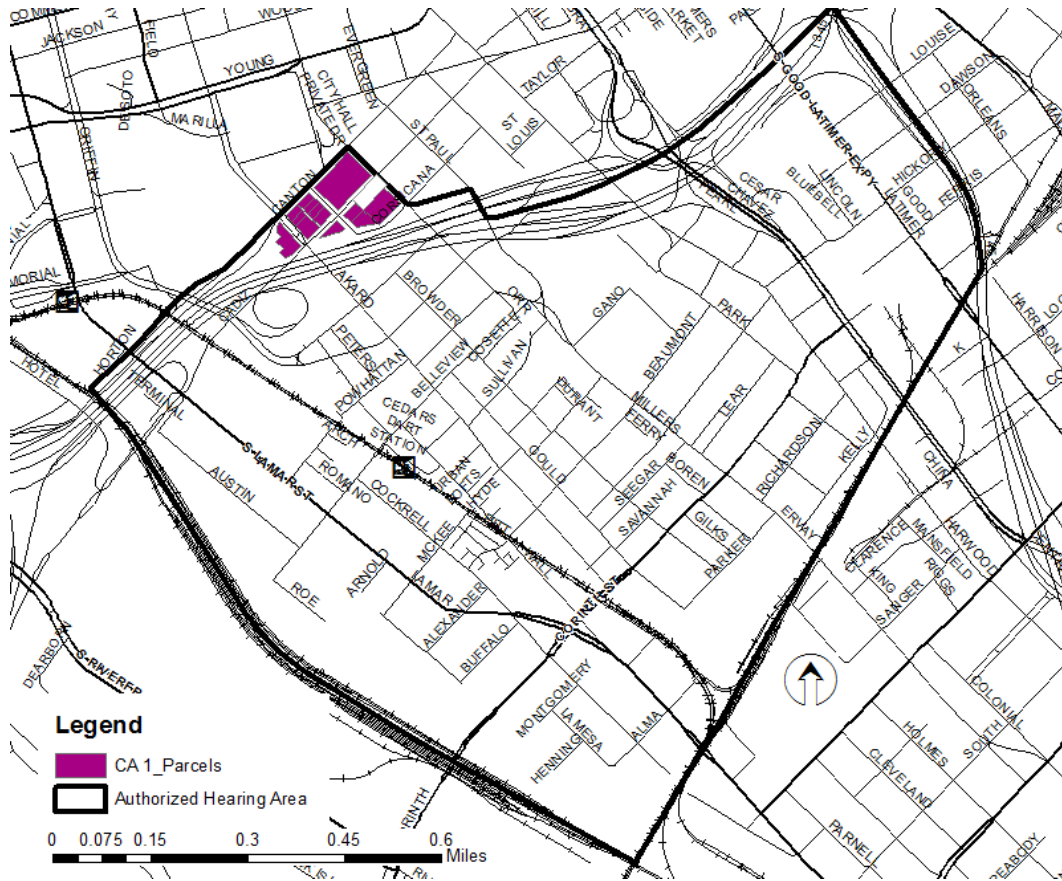


# Existing Zoning





# Central Area District, CA-1



- Approximately 7 acres.
- Encourage existing development in central area, reduce street congestion and preserve buildings with historical, cultural and architectural significance.



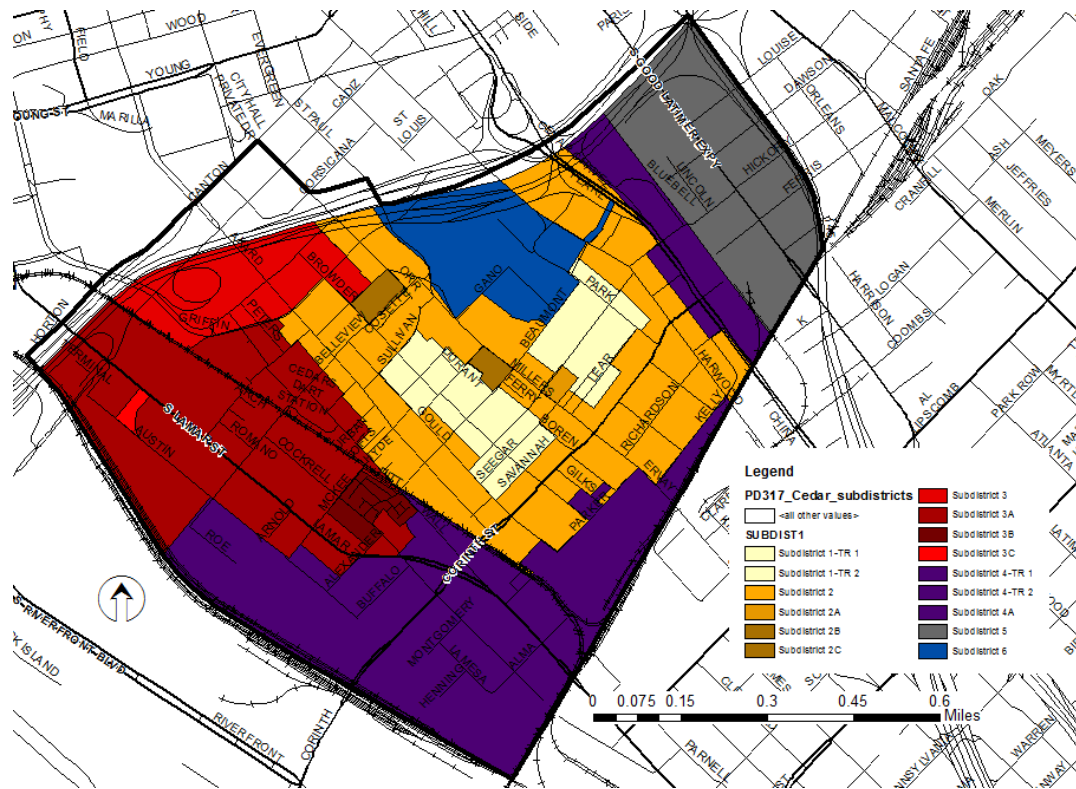


# Central Area District and PD No: 715





# PD No. 317 – Cedars

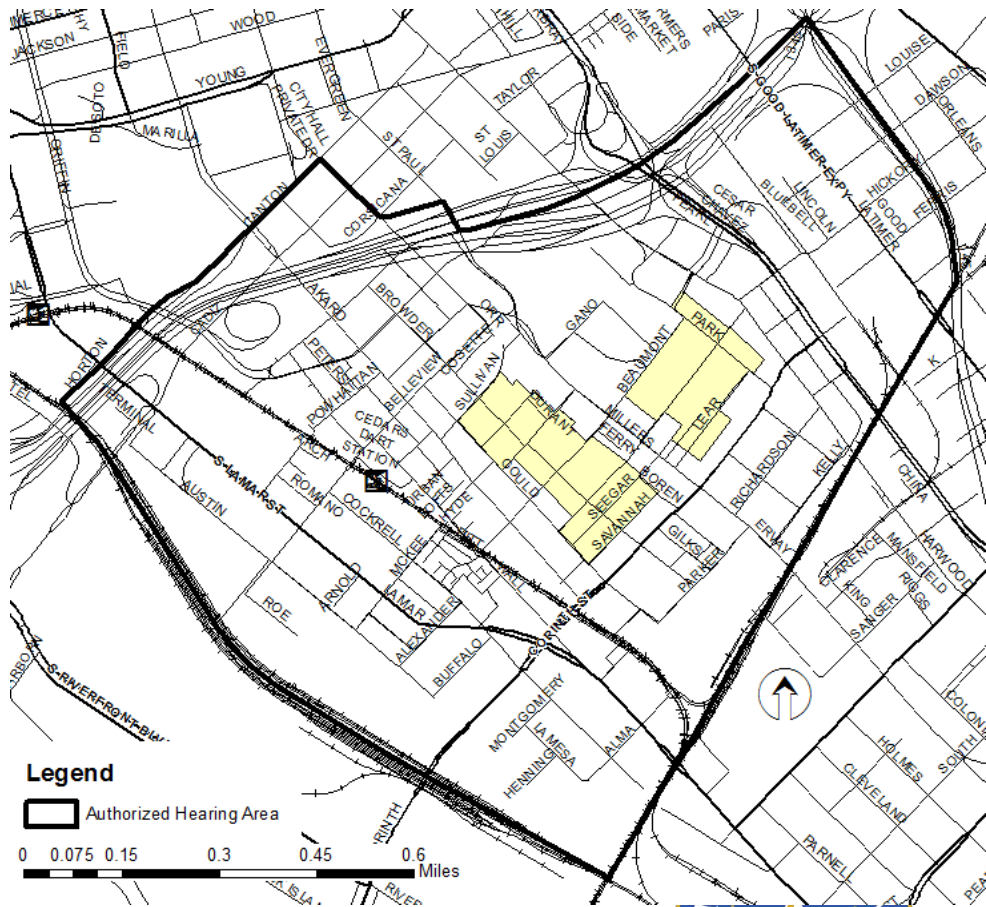


- Approximately 580 acres
- Dallas City Council established the PD on July 26, 1989.
- The area is in Downtown Dallas Demolition Delay District established on April 11, 2018.



# PD No: 317 Subdistricts:

## Subdistrict 1, TR-1, TR-2: Residential Core



- Encourage low and moderate density residential uses
- Support alternative modes of transportation
- Preserve structures with historic value



# PD No: 317 Subdistricts:

## Subdistrict 1, TR-1, TR-2: Residential Core



1811 Browder St



1602 Beaumont St

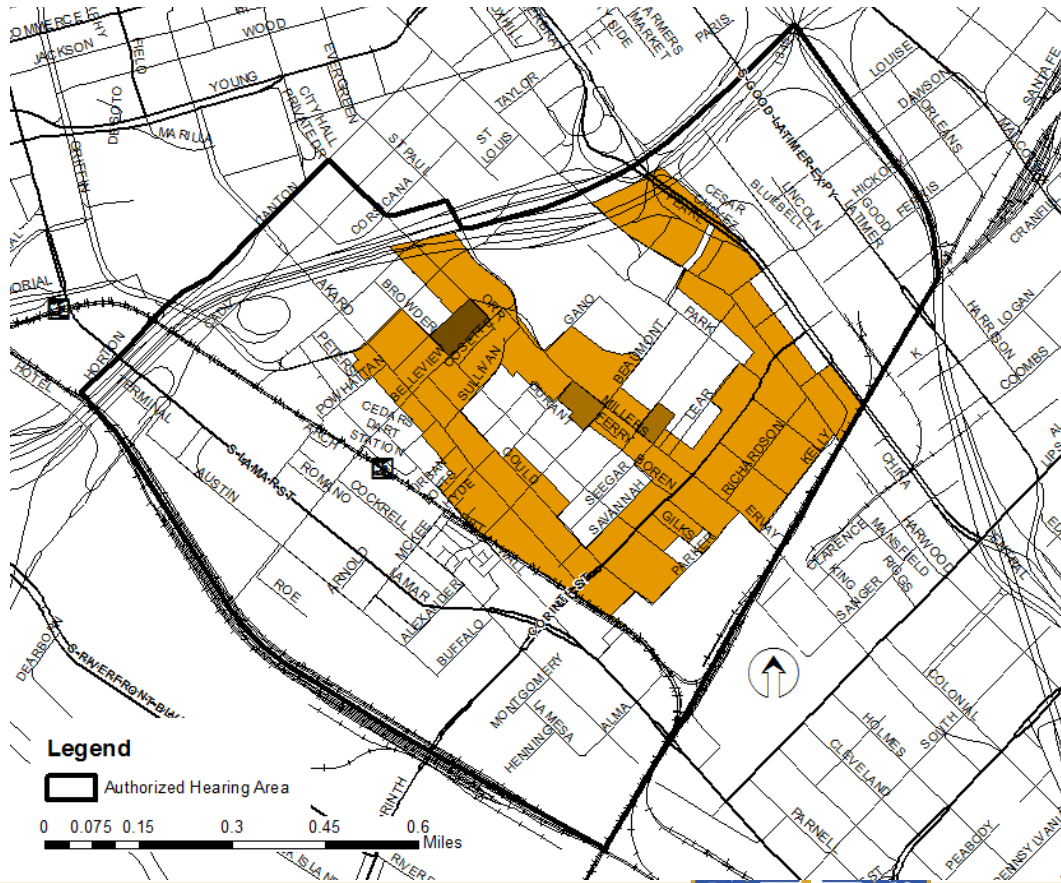


1611 Browder St



# PD No: 317 Subdistricts:

## Subdistrict 2, 2A, 2B : Mixed Use Corridors



- Encourage moderate-density office, lodging, retail, and residential uses
- Development that support pedestrian and bicycle uses
- Preserve structures with historic value





# PD No: 317 Subdistricts:

## Subdistrict 2, 2A, 2B : Mixed Use Corridors



1815 Richardson Avenue



Urban Lofts



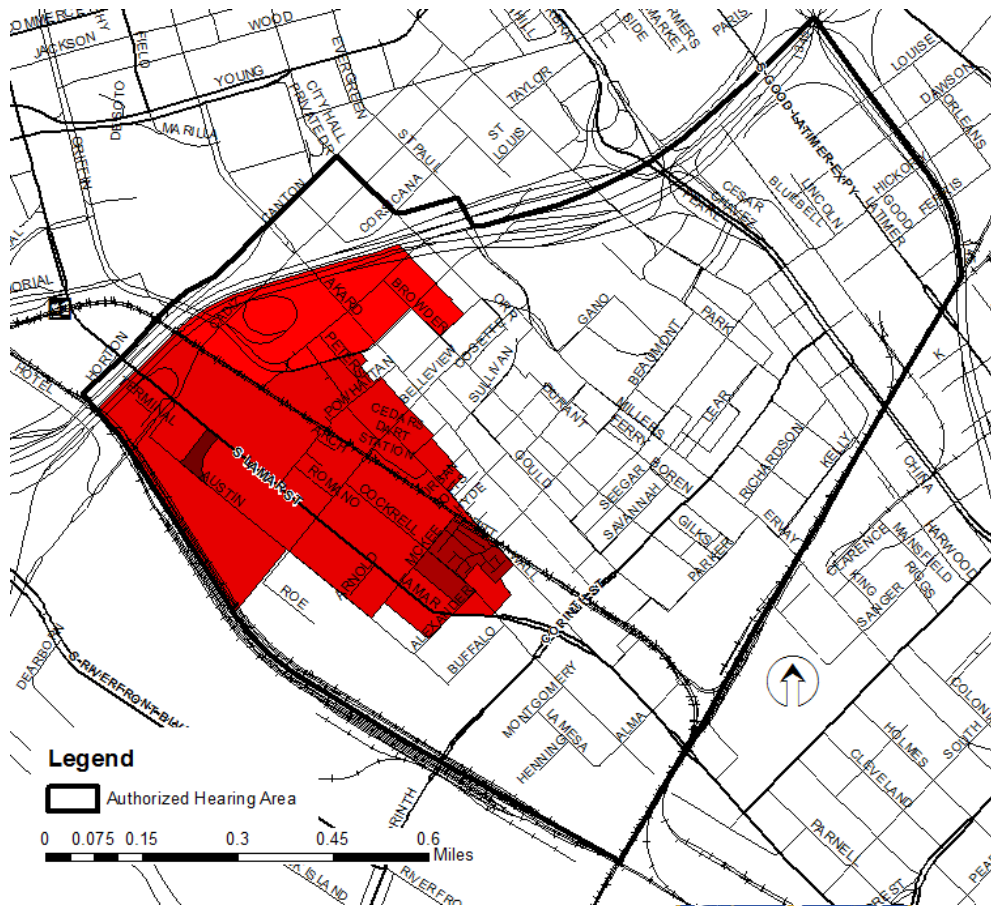
Ambassador Hotel



Bellevue Apartments

# PD 317 Subdistricts:

## Subdistrict 3, 3A, 3B TR-1, 3B TR-2: Transit-oriented High Density Mixed Use



### Encourage:

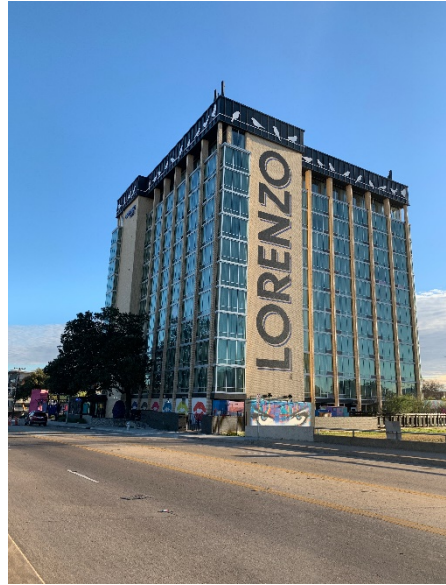
- high-density residential, retail, office, and lodging uses
- supports day and night-time activity
- DART/ mass transit
- pedestrian and bicycle use
- efficient use of parking





# PD 317 Subdistricts:

Subdistrict 3, 3A, 3B TR-1, 3B TR-2: Transit-oriented High Density Mixed Use

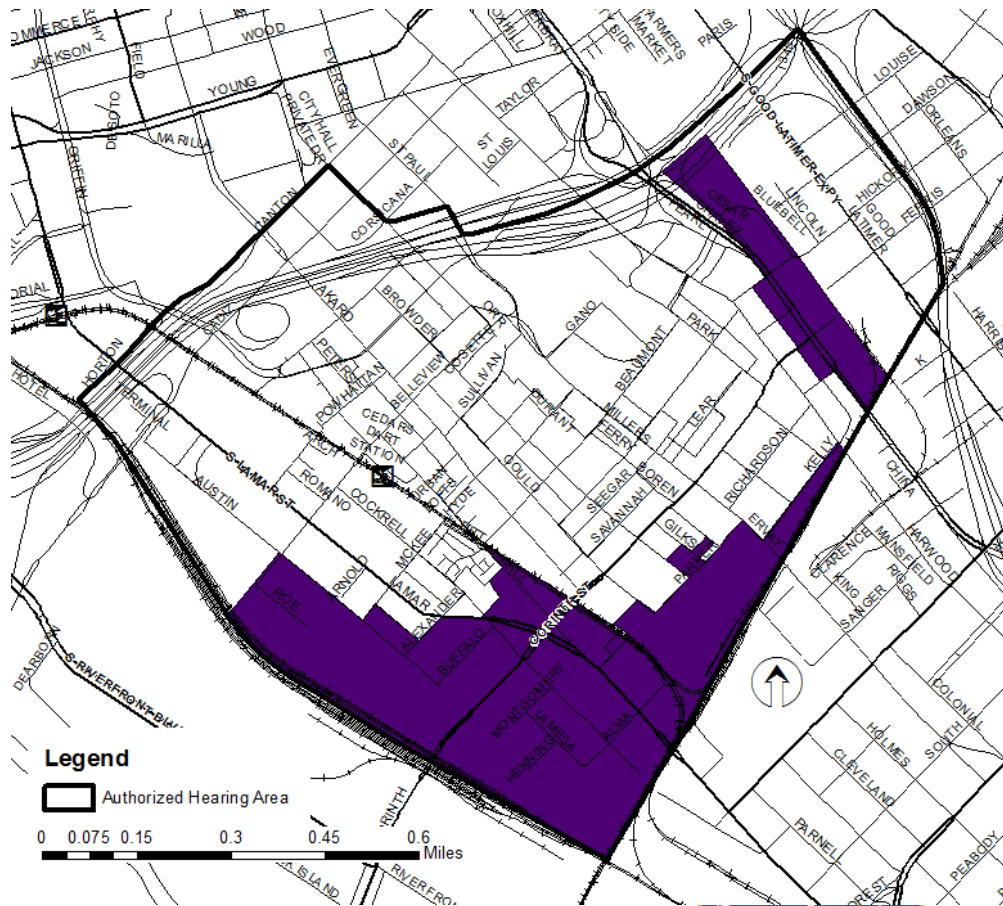


1210 South Lamar Street



# PD No: 317 Subdistricts:

## Subdistrict 4 TR-1, 4 TR-2, 4A: Warehouse/Residential Transition



- Accommodate light industrial, and commercial services, along with multifamily residential uses
- Encourage transition to a loft-style mixed residential area





# PD No: 317 Subdistricts:

## Subdistrict 4 TR-1, 4 TR-2, 4A: Warehouse/Residential Transition



1621 Wall Street



2011 Lamar Street



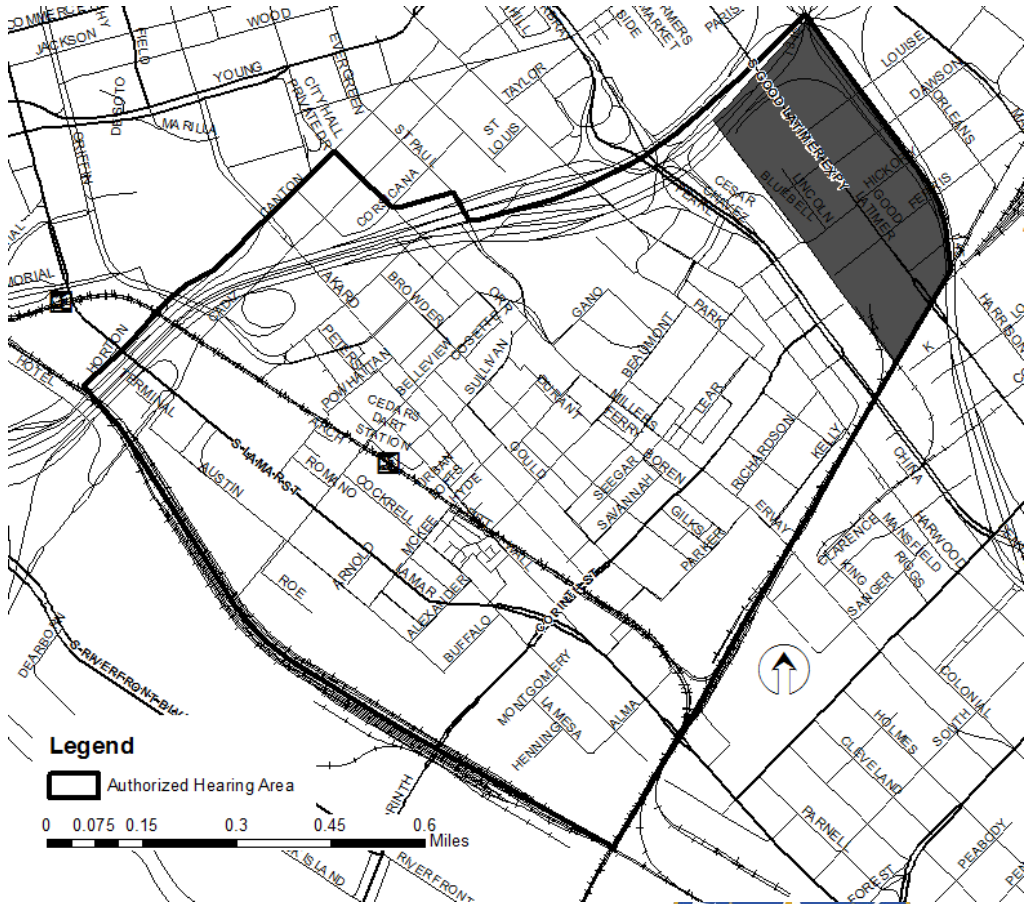
1400 Parker Street



800 Henning Street



# PD No:317 Subdistricts: Subdistrict 5: Industrial



- Consolidate heavy industrial and warehouse uses
- Minimize negative impact on residential areas.





# PD No:317 Subdistricts:

## Subdistrict 5: Industrial



2215 Good Latimer Street



2116 Good Latimer Street

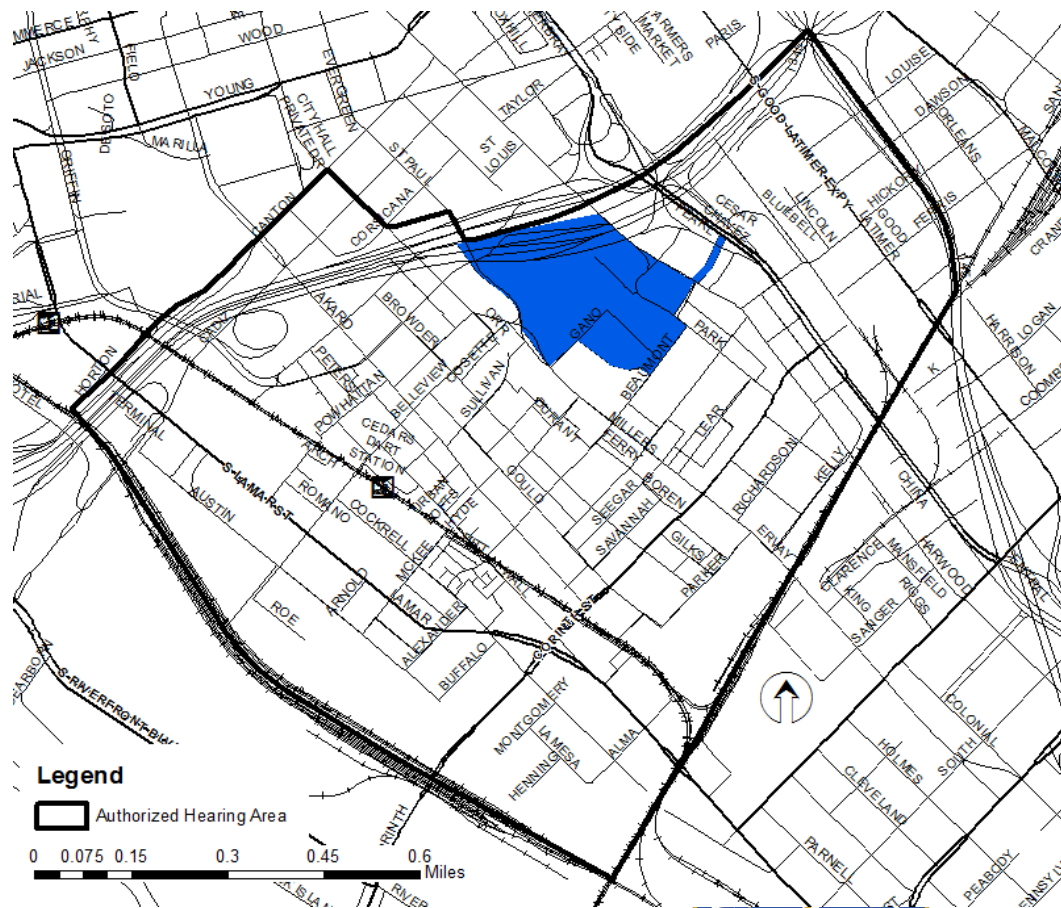


2500 Hickory Street



2300 Hickory Street

# PD No: 317 Subdistricts: Subdistrict 6: Old City Park Institutional



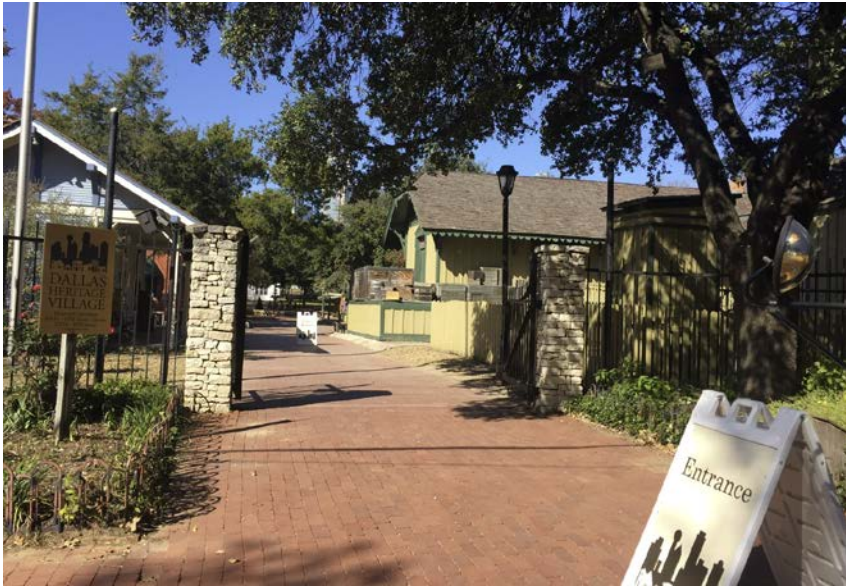
- Encourage preservation of open space
- Promote development compatible with institutional, residential, and retail land uses
- protect the Old City Park





# PD No: 317 Subdistricts:

## Subdistrict 6: Old City Park Institutional



# PD No: 317

## Development Regulations:

**E XHIBIT 317D: Land Use and Development Standards Chart**

Regulations	1	2	2A	3	3A/3B	3C	4	5	6
<b>Yard, lot and space</b>									
Minimum front yard (feet)	0	0	0	0	0/5/0	0	0	15	15
Minimum side/rear yard (feet)	0 or 10	0 or 10	0 or 10	0 or 10	0 or 10/0	0 or 10 <sup>14</sup>	0 or 10	0 or 10	0 or 10
Urban form setback <sup>1</sup>		√	√						
Maximum base FAR	2	2	2	4	4	4	1	1	0.5
Maximum bonus FAR <sup>2</sup>	-	2.5 <sup>12</sup>	2.5 <sup>12</sup>	-	4.5	4.5	-	-	-
Maximum base height (feet)	90	54	54	270	90	90	70	70	70
Bonus height <sup>2</sup>	-	90	90	-	270	270	-	-	-
Transfer of development rights <sup>3</sup>		√	√	√	√	√			
Ground coverage	80%	80%	80%	80%	80%/85% <sup>4</sup>	80%	80%	80%	80%
<b>Landscaping &amp; Screening</b>									
Street trees as per Chapter 51A-Article X <sup>5</sup>	√	√	√	√	√	√	√	√	√
Site trees as per Chapter 51A-Article X	√	√ <sup>6</sup>	√ <sup>6</sup>	√	√ <sup>6</sup>	√	√	√	√
Parking lot trees as per Chapter 51A-Article X	√	√	√	√	√ <sup>7</sup>	√	√	√	√
Parking lot screening as per Chapter 51A-4.301	√	√	√	√	√	√	√	√	√
Garbage storage screening as per Chapter 51A-4.602	√	√	√	√	√	√	√	√	√
Off-street loading screening as per Chapter 51A-Article X	√	√	√	√	√	√	√	√	√
Minimum clear sidewalks (feet)	6	6	6	6	6 <sup>8</sup>	6 <sup>8</sup>	4	4	6
Minimum permeable surface	15%	10%	10%	10%	10% <sup>9</sup>	10% <sup>9</sup>	15%	15%	15%
<b>Environmental standards As per Article VI</b>									
√	√	√	√	√	√	√	√	√	√
<b>Additional provisions</b>									
Off street parking reduction <sup>10</sup>	40%	40%	40%	40%	40%	100%	40%		
Remote parking distance <sup>11</sup>					1,300'	1,300'			
Licenses granted for pedestrian amenities in the ROW	√	√	√	√	√		√		
Preservation incentives	√	√	√	√	√	√	√	√	√

[Note: This is the Exhibit 317 C referred to in Section 51P-317.111, from Ordinance No. 25160

**Notes**

- The urban form setback requirement is amended, reduced from 20' to 15' and kicking in for the portion of a structure that exceeds 54' (not 36')
- Bonus FAR and height applies for mixed-use projects that have at least 50% of floor area under residential use and not less than 50% of the ground floor area under retail or personal service uses
- Transfer of development rights for historic preservation is allowed from any sub-district to sub-districts 2, 2A, 3, and 3A only
- Lots with frontage on Lamar or Bellview are permitted 100% ground coverage conditional upon provision of enhanced pedestrian amenities along those rights-of-way. See Section 51P-317.112.1 for minimum amenity standards required in order to qualify for all enhanced pedestrian amenity incentives. Property located in Subdistrict 3B, Tract 1 is permitted 85% lot coverage.



# Area Plans

- Cedars Area Plan 2002  
<https://dallascityhall.com/departments/pnv/strategic-planning/Documents/plans/2000/Cedars%20Area%20Plan%202002.pdf>
- Cedars Tax Increment Financing Plan  
<http://www.dallasecodev.org/410/Cedars-TIF-District>
- South Side Public Improvement District (SSPID)  
<http://www.dallasecodev.org/438/South-Side-PID>





# Area Plans

## Cedars Tax Increment Financing Plan

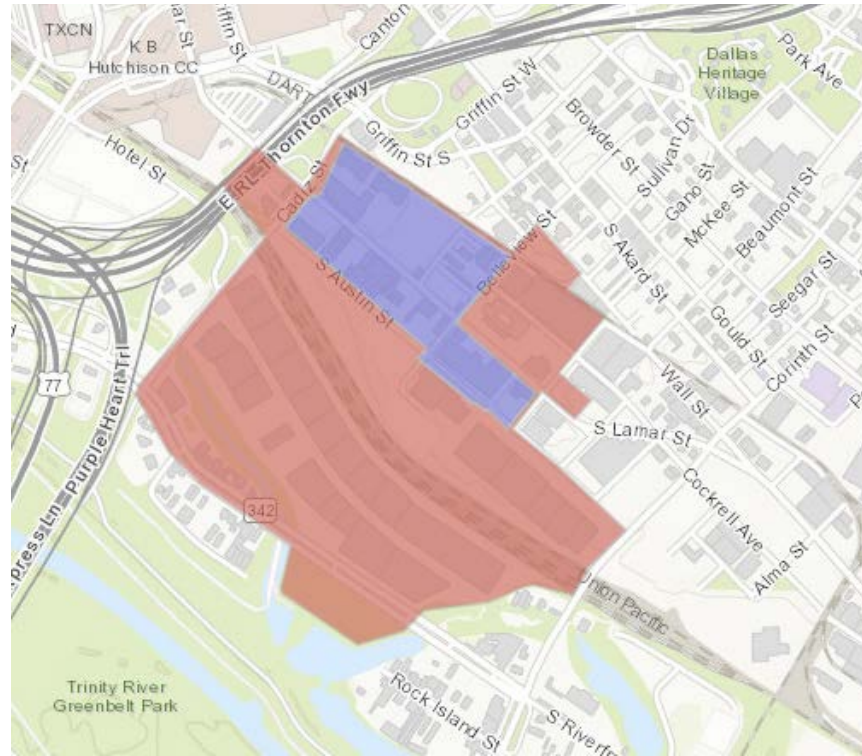


<http://www.dallasecodev.org/410/Cedars-TIF-District>



# Area Plans

## South Side Public Improvement District (SSPID)



<http://www.dallasecodev.org/438/South-Side-PID>



# Steering Committee Survey

- What are three things you like about the Cedars neighborhood?
- What are three things you would like to improve in the Cedars neighborhood?
- What areas in Dallas or other cities do you like and could envision this area becoming similar to?
  - What do you like about those areas?
  - What do you think may be missing in the Cedars neighborhood?





# Survey Responses

## Three things you like about the Cedars neighborhood?

- **Proximity to Downtown/location**
  - Location
  - Close proximity to downtown, entertainment area and other great neighborhoods
  - the potential it has to be a bridge to the Southern Sector
  - Ease of travel
- **New developments coming/ growth**
  - Potential to be developed in a practical manner
  - Organic Growth
  - Post oak lawn growth
  - Prime for investment and growth
- **Community**
  - Neighbors
  - Diversity
  - The coziness
  - The people
  - Tight knit community
  - Creative community
  - Distinctive Character of different areas



# Survey Responses

## Three things you like about the Cedars neighborhood?

- **Character/vibe of area**
  - Authentic, non-chain retailers and service providers
  - energy and quite a few options for things to do in evening/weekends
  - Mix/contrast of old and new buildings
  - quirkiness (streets that don't always link up; hidden corners)
  - Highly diverse mix of uses
- **Historic buildings**
  - Mix/contrast of old and new buildings
- **Dallas Heritage Village**



# Survey Responses

## Three things you would like to improve in the Cedars neighborhood?

- **Public/Pedestrian Realm**
  - Sidewalks
  - Bike lanes
  - Lighting
  - Pedestrian paths and designated, appropriately designed on-street parking
  - Pedestrian connection to downtown along Lamar/Griffin/Akard is brutal and not welcoming
  - Make more pedestrian friendly
  - Enhanced walkability and connectivity
- **Infrastructure/Streets**
  - crumbling basic city infrastructure (sidewalks, curbs, sewers, etc);
  - Traffic flow east of Akard ... City needs to connect/complete Belleview extension
  - Interstate 30 is such a big physical divide;
  - Review of thoroughfare plans to ease truck traffic and speeders on Akard, Ervay and Harwood
  - Marked truck routes





# Survey Responses

## Three things you would like to improve in the Cedars neighborhood?

- **Open space/Green space**

- A Park for the children of the neighborhood
- Trees and Parks

- **Concerns**

- Lots need to be cleaned up
- Code addressing problem properties, not good once
- Crime reduction
- Police enforcement of trespass/vagrancy ordinance
- Better police response
- Grocery store
- length of time to get projects accomplished due to zoning rules that don't take historic nature of many buildings into account
- Allow for a greater amount of development types



# Survey Responses

Three things you would like to improve in the Cedars neighborhood?

- **Quality of life issues caused by proximity to homeless shelters**
  - Concentration of Homeless Service providers
  - Homeless issue needs to be addressed
  - Addressing homelessness issues
  - Homeless proliferation



# Survey Responses

What areas in Dallas or other cities do you like and could envision this area becoming similar to?	What do you like about those areas
none – that’s part of the problem in Dallas. This area is unique and should be treated as such	
None, we make our own destiny. Other areas will become us. That is why I live here.	
deck park over I30 would give chance to have a Clyde Warren Park feel...doesn’t need to be as polished, but green/connected expanse has a good feel.	
Austin, Oak Cliff, Seattle, Boulder	Pedestrian/bike friendly, Natural landscapes, Progressive community, Community based creative business
Swiss Avenue; Bishop Arts, but with better parking and traffic control; Deep Ellum, but without the concentration of bars	Like the mix of uses that complement each other. I realize there are some major conflicts in those areas about late night, noise, traffic and parking, but not an insurmountable issue
A combination of Bishop Arts, Deep Ellum, Little Forest Hills, and Uptown	Different for each
Fort Worth’s Southside; Cincinnati’s Over-the-Rhine, Pittsburg’s Northside;	All have a real mix of new/old. Not cookie-cutter—unique for the city. Mix of non-profit/cultural activities, residential, and small scale (unique) retail
Turtle Creek, Lakewood, Deep Ellum	Clean, Character, Diversity
Bishop Arts; Trinity Groves; Live Oak area	Mixed use throughout / walkable – requirement for 1st floor retail; Good public transportation; safe
Lower Greenville in Dallas, 12th South in Nashville and South 1st in Austin	Healthy mix of commercial and residential uses, character, neighborhood and sense of community





# Survey Responses

What do you think may be missing in the Cedars neighborhood?

- **Community**
  - Green Space
  - Density
  - Deck Park
  - Park
  - Bike lanes
  - We are missing a school and a public park
  - Vacant building/lot ordinance enforcement
  - Good school
  - Police enforcement of trespass ordinance
  - Organization of the thoroughfares



# Survey Responses

What do you think may be missing in the Cedars neighborhood?

- **Retail/Entertainment**

- Retail, grocery, walkable spots
- Diners
- Grocery store
- Lack of retail services a community (not bars)
- more office users to support area restaurants
- funky retail;
- Mixed use

- **Connectivity and walkability**

- Connectivity and Cohesion can be act ivied while retaining character and density
- Connection to farmer's Market, CBD
- Landscaping requirements on major streets
- connectivity between different areas of the neighborhood---a lot of people that visit Lamar Street have no idea how close Four Corners and DHV are—it's like we're on the other side of the world



# Survey Responses

What do you think may be missing in the Cedars neighborhood?

- **Planned Development District**

- We are missing some development opportunities because of an antiquated P
- Residential core lots are difficult to develop because of 45' rule
- The zoning and land uses are also anachronistic and do not reflect the realities of what people want to use land for
- Realistic set back and parking regulations
- Visibility triangles also need to be reviewed
- a workable PDD, a workable thoroughfare plan – including truck routes, and SIDEWALKS



# Zoning

- **Zoning**
  - Uses
  - Mix of uses
  - Development envelop
  - Open space
  - Pedestrian/public realm
  - Parking
  - Setbacks
  - Connectivity
  - Sidewalks
  - Landscaping
  - Design guidelines encouraging eyes on the street concept
  - Signage
  - Gateway markers





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February 25, 2019  
6:00 P.M.

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