

# Vickery Meadow

## Steering Committee Meeting I

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October 13, 2020

6:00PM

VideoConference

Presented by: Erica Greene  
Sustainable Development and  
Construction



# Presentation Overview

- Introduction
- Overview of Vickery Meadow Area
- Discussion
- Summary
- Next Steps



# Steering Committee Introductions

- Member Introductions
  - Name
  - Connection to Vickery Meadow



# Background/History

- On July 17, 2017, the City Plan Commission initiated a zoning case to determine proper zoning for an area generally bounded by Walnut Hill Lane, Northwest Highway, Pineland Drive, and Greenville Avenue





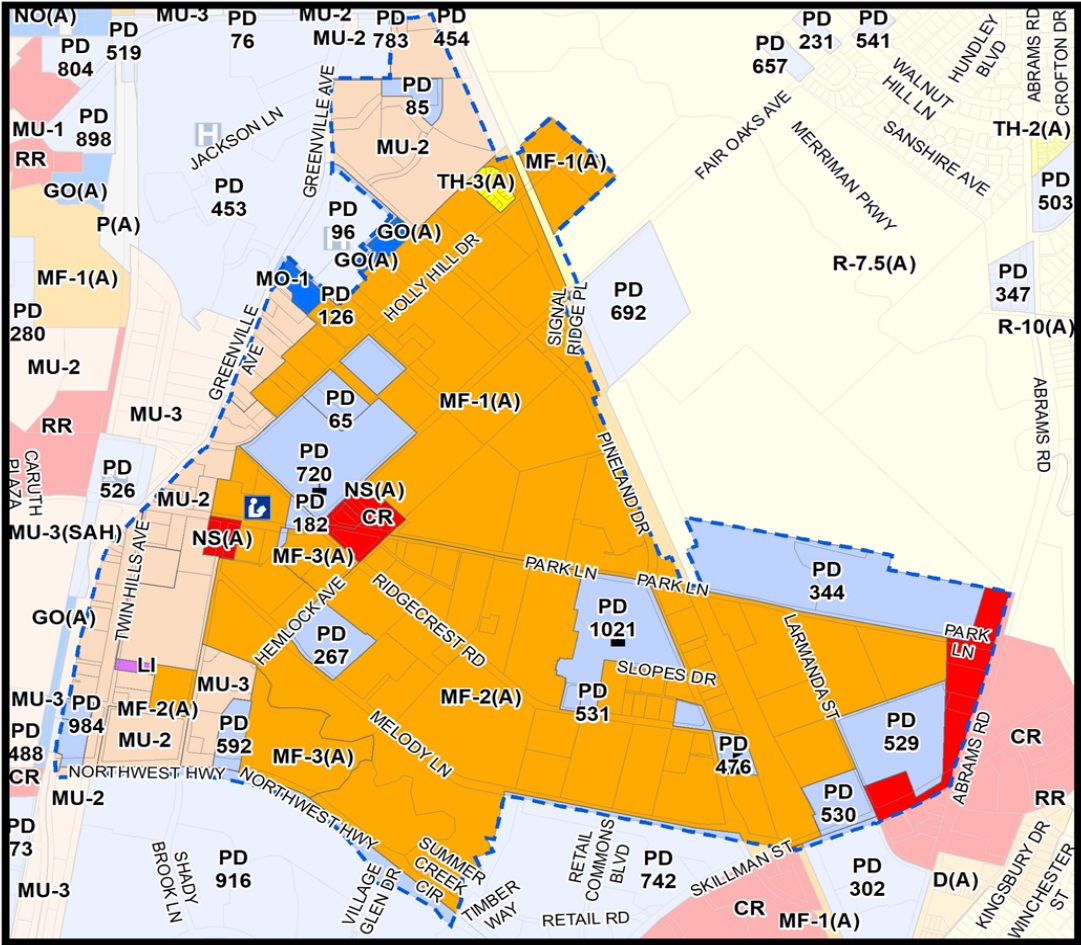
# Vickery Meadow Overview

- **Zoning**

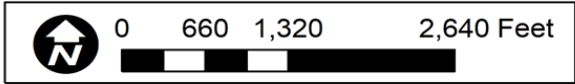
- Vickery Meadow is comprised of approximately 561 acres and consists of twelve(12) base zonings districts and Fourteen (14) Planned Development Districts



# Vickery Meadow Overview



	DART Stop		
	Hospital		
	Library		
	School		
	Retail		Multifamily
	Industrial		Mixed Use
	Townhome		Planned Development
	Office		Certified Parcels



Vickery Meadow  
Existing Zoning



# Vickery Meadow Overview

- AREA PLANS

- ForwardDallas!
  - builds from other plans such as the 1994 Dallas Plan, the 1987 City of Dallas Growth Policy Plan
  - focuses on the wide variety of housing options provided and easy access to public transit
- Vickery Meadow Neighborhood Plus Strategic Action Plan
  - updates and replaces the Housing and Neighborhood elements of the Forward Dallas! Comprehensive Plan
  - prioritize complete streets, sidewalks and crosswalks, improve street lighting, implement affordable housing redevelopment master plan
- Neighborhood Revitalization Plan for Dallas
  - updates and replaces the Housing and Neighborhood elements of the Forward Dallas! Comprehensive Plan
  - increasing affordability and promoting a healthy and sustainable mix of housing and neighborhood choices.
- Vickery Meadow TIF
  - to serve as a catalyst model for mixed-use development by redeveloping a functionally and structurally obsolete commercial and rental residential area to take full advantage of the DART light rail system
  - to address the broader neighborhood goal to enhance the real estate market and encourage new investment by providing a source of funding for public amenities and infrastructure improvements





# Vickery Meadow Overview

- **AREA PLANS**

- Vickery Meadow PID
  - created for the service and improvements of Vickery Meadow businesses multifamily units and schools
  - focused on providing public safety, graffiti control, landscaping, park improvements, trash pick-up and neighborhood improvements
- Vickery Meadow Station Area Plan
  - the City of Dallas was awarded a Housing and Urban Development (HUD) Community Challenge Planning Grant to enhance transit-oriented development
  - focused planning aimed at developing workforce, mixed income, and mixed-use housing at multiple DART light rail stations
- Vickery Meadow Pedestrian Road Safety Assessment
  - created with planned improvements to the Vickery Meadow (VM) area include pedestrian and bicycle safety
  - focused on sidewalk connectivity and developing plans for improvement, pedestrian lighting, and pedestrians not utilizing the cross blocks
- Vickery Midtown Improvement Plan
  - created to showcase what the current urban dynamics in the area and future redevelopment.
  - focused on Redevelopment of Five Points. Bicycle lanes and paths all the way down Park Lane, Shady Brook Lane, Blackwell Street, Melody Lane, Ridgecrest Road, Fair Oaks Avenue, Holly Hill Drive Pineland Drive and Eastridge Drive.



# Vickery Meadow Overview

- **2017 Bond Programs**

- Park Lane (from Greenville Avenue to Fair Oaks)
  - Expected to start construction in October 2021 for street resurfacing
- Ridgecrest Road (from Holly Hill Drive to SoPac Trail)
  - Expected to start construction in February 2023 to replace the existing asphalt street with concrete pavement with curbs and sidewalks



# Vickery Meadow Discussion

- Areas of Concern
  - Five Points Area
  - Walkability
  - Connectivity to SoPac trail
  - Other Issues



# Five Points Area

- What problems do you see in this area?
- What businesses are in this area?
- Is street lighting a concern?



# Walkability

- How do we get from one street to the next?
- Are the streets pedestrian friendly?
- Are there safety concerns when walking in the area?



# Connectivity

- What are ways to access the SoPac trail from different streets in Vickery Meadow?
- Are there sidewalks and bike lanes to access the SoPac trail?



# Additional Issues

- Comments from Steering Committee



# Vickery Meadow

- Summary of Meeting Discussion





# Next Steps

- Steering Committee Meeting
  - October 27, 2020
    - 6:00 PM – 7:30 PM



# Vickery Meadow Authorized Hearing

## Steering Committee Meeting I

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Additional questions:

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<https://dallascityhall.com/departments/sustainabledevelopment/planning/Pages/vickery-meadow.aspx>

