

# Vickery Meadow

## Steering Committee Meeting V

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January 19, 2020

6:00PM

VideoConference

Presented by: Erica Greene  
Sustainable Development and  
Construction



# AGENDA

- Welcome and Recap
- Area Plans
- Next Steps



# Comprehensive Plans

- ForwardDallas! (June 2006)



Scene over White Rock Lake by Dahlia Woods

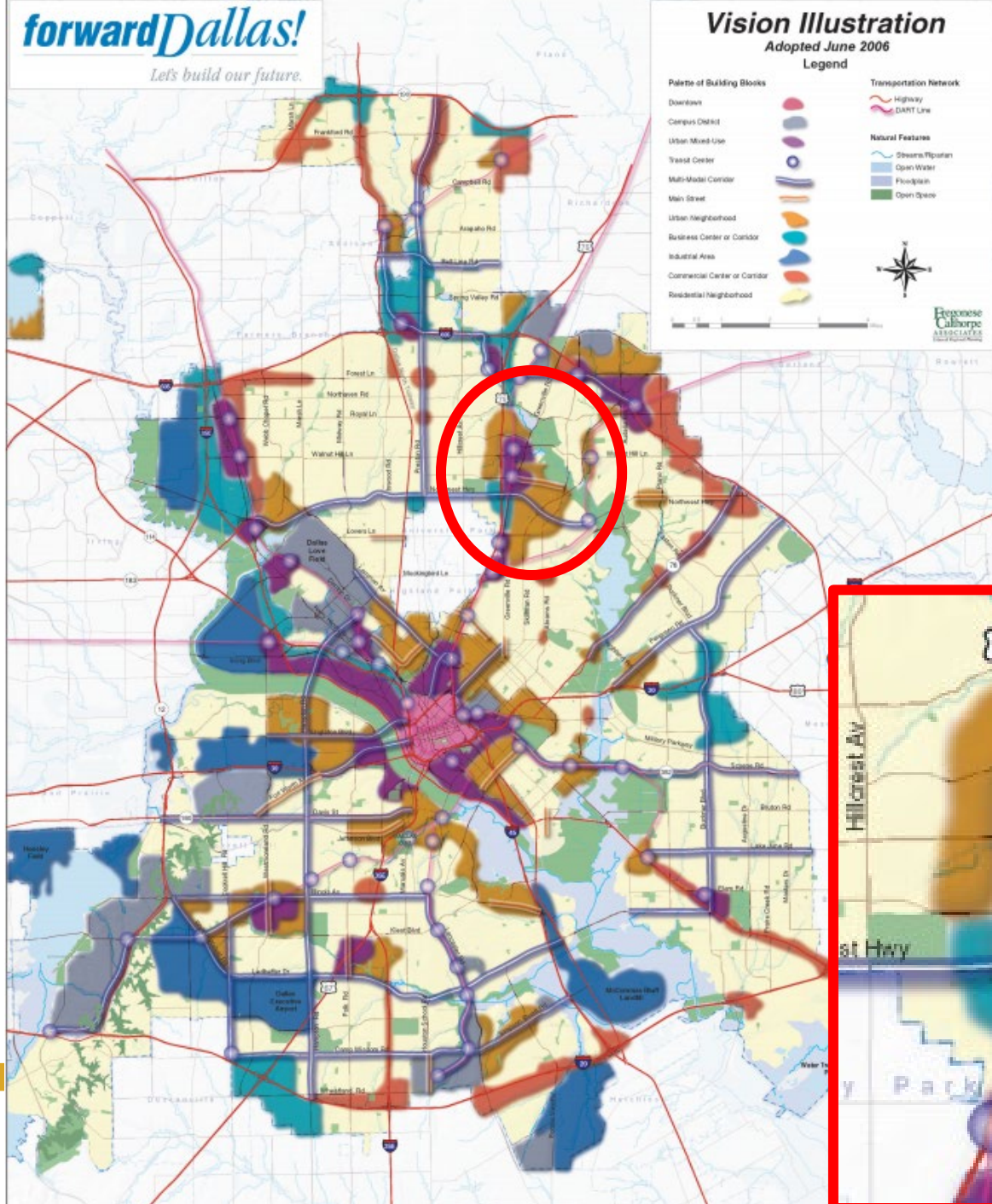
**forwardDallas!**  
COMPREHENSIVE PLAN  
**VISION**

**CITY OF DALLAS**  
ADOPTED JUNE 2006

- ForwardDallas! is the citywide comprehensive plan, driven by direct citizen involvement, that envisions what kind of a city Dallas residents want to live and do business in

**Vision Illustration**  
Adopted June 2006  
Legend

<b>Palette of Building Blocks</b>	<b>Transportation Network</b>
<ul style="list-style-type: none"> <li>Downtown</li> <li>Campus District</li> <li>Urban Mixed-Use</li> <li>Transit Center</li> <li>Multi-Modal Corridor</li> <li>Main Street</li> <li>Urban Neighborhood</li> <li>Business Center or Corridor</li> <li>Industrial Area</li> <li>Commercial Center or Corridor</li> <li>Residential Neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>Highway</li> <li>DART Line</li> </ul>
	<b>Natural Features</b>
	<ul style="list-style-type: none"> <li>Streams/Riparian</li> <li>Open Water</li> <li>Floodplain</li> <li>Open Space</li> </ul>



- Vision Illustration for Vickery Meadow area
  - Urban Mixed-Use: Greenville Ave. from Walnut Hill south to Northwest Highway
  - Urban Neighborhood: east of Greenville Ave, to the north and south of Park Lane
  - Main Street: Park Lane



# ForwardDallas!

- Land Use Element
- Create areas by establishing clear standards for development, allowing appropriate mixes of uses and densities and prohibiting or limiting inappropriate uses
  - Strengthen existing neighborhoods and promote neighborhoods' unique characteristics
  - Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections
  - Provide appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life



# ForwardDallas!

- Housing Element
  - Provide new market-tested mixed-use zones, urban parking standards and urban design standards for walkability in order to make redevelopment and infill housing and mixed-use projects more desirable and financially viable
- Urban Design Element
  - Promote a sense of place, safety and walkability
  - Creating a quality urban environment through building design and streetscape design will inherently promote communities that are pedestrian friendly and foster a sense of place, safety and human scale.
  - Placement, height, scale and design of buildings and their relationship to the street can have a tremendous impact on an area becoming a place where people feel safe and enjoy walking.

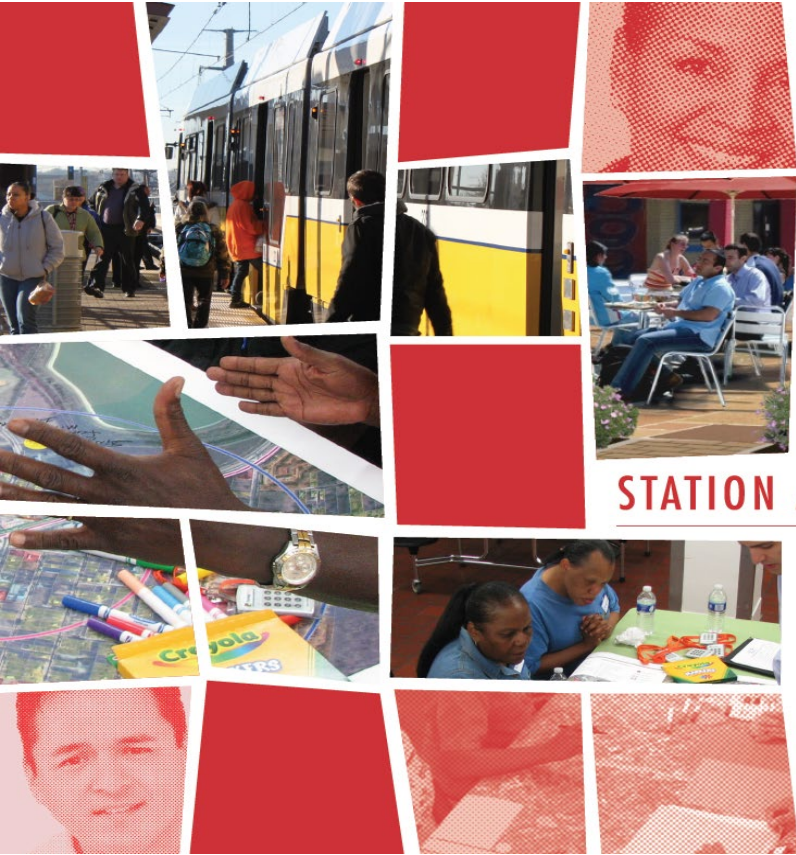


# ForwardDallas!

- Since the adoption of forwardDallas! in June of 2006 several plans have amended it.
  - The Dallas Transit Oriented Development (TOD) Plans - the City focused on 7 DART light rail stations and adopted guidance.
    - Vickery Meadow Station Area Plan (February 2013)



# Vickery Meadow Station Area Plan



## VICKERY MEADOW

### STATION AREA PLAN >>>

FEBRUARY 2013





# Vickery Meadow Station Area Plan



- The Vickery Meadow Advisory Committee was comprised of 14 community members representing residents, local businesses, non-profit agencies, religious institutions, government agencies, schools, residential property owners, and other area stakeholders.
- May of 2012, Vickery Meadow residents and stakeholders were invited to participate in a community workshop.
  - Nearly 50 people attended the workshop
  - Approximately 70 percent of participants lived within three miles Vickery Meadow
  - 50 percent of those lived in Vickery Meadow.
- Participants emphasized important common themes including the need for:
  - Enhanced safety and security
  - Rehabilitation of existing housing stock
  - Better code enforcement
  - Safe connections for pedestrians and bicyclists
  - Expanded youth/teen services and activities



# Vickery Meadow Station Area Plan

## Vision:

A welcoming neighborhood that embraces cultural diversity and provides opportunity for area residents through educational enrichment, job training and business support

- a walkable district with efficient and safe access between residential areas and important neighborhood destinations
- building and façade improvements to Five Points area and a safe connection across Greenville Avenue to the Park Lane Station
- expand pedestrian and bicycle connections creating a more cohesive neighborhood with attractive streetscape improvements such as sidewalks, bike lanes, lighting and landscaping



# Vickery Meadow Station Area Plan

- **Vision (cont.):**
  - Pedestrian-oriented urban form: invigorate Park Lane and other mixed-use street frontages with active ground floor uses, accessible building entrances and facades closer to sidewalks, parking set back
  - Expand uses to allow a rec facility, community garden, more parks and open space, community college, more mixed-use and multi-generational housing, restaurants, and retail that response to the cultural diversity



# Vickery Meadow Station Area Plan



# Vickery Meadow Station Area Plan

- Guiding Principles
  - Connect the Neighborhood
  - Emphasize Walkable Urban Form along Key Mixed-Use Corridors
  - Support Community Livability and Safety
  - Stimulate Economic Development
  - Focus on Educational Vocational Enrichment
  - Leverage Existing Planning Efforts and Investment
  - Reinvigorate and Broaden Housing Options
  - Develop a Community Center
  - Expand Retail Offerings



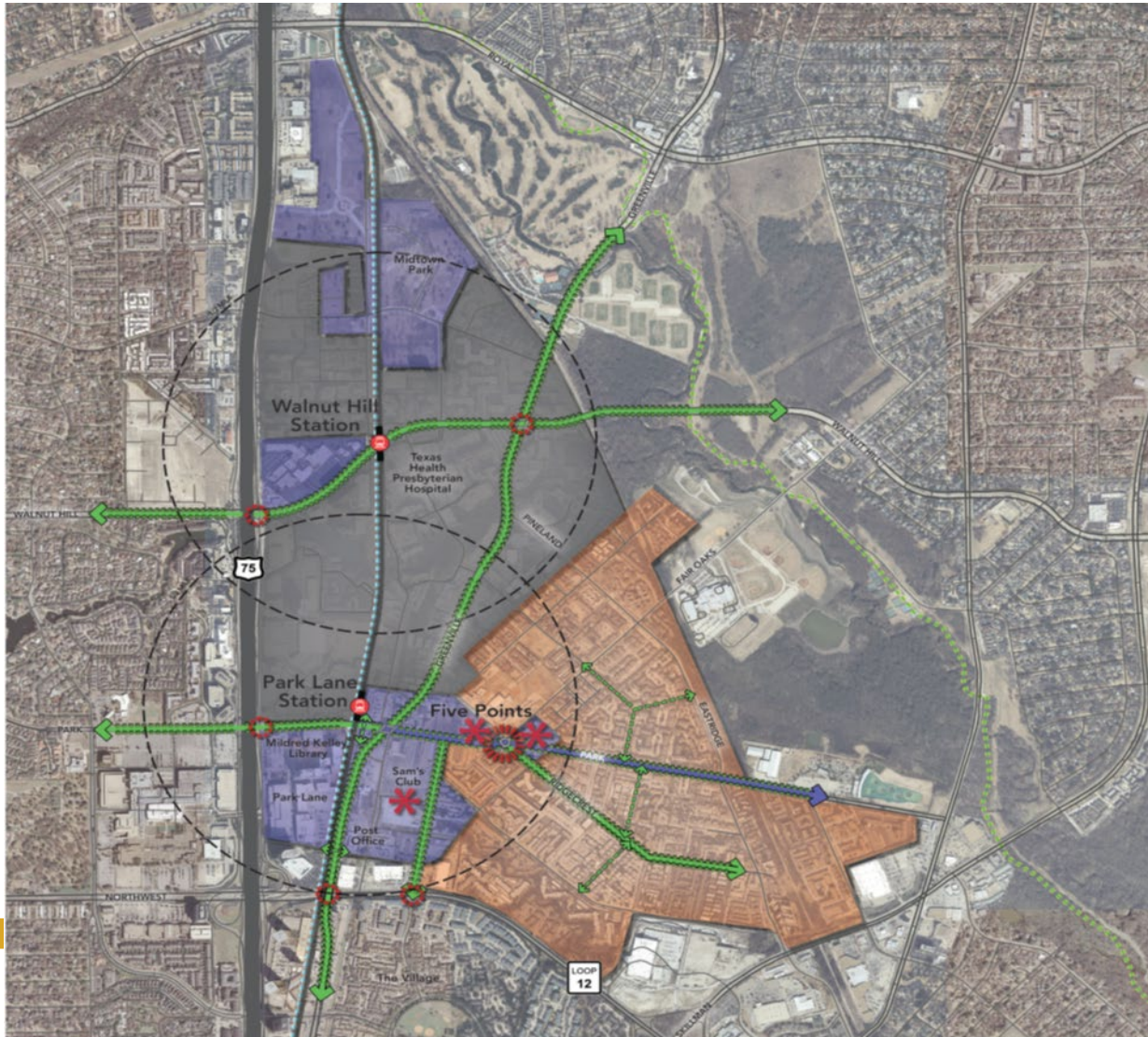
# Vickery Meadow Station Area Plan

- Conceptual Development Plan
  - Land Use Concept Plan
    - Defines primary land use types that comprise the area.
  - Near-Term Strategic Opportunities
    - Identifies the most promising areas for potential development and types of development that could occur in the near term, including a catalyst development project proposed to create the greatest level of positive change.
- Multi-Modal Connectivity Concept
  - Presents potential design solutions for improving station access to surrounding neighborhood destinations.
- Neighborhood Character and Design Guidelines
  - Outlines design recommendations to guide future development and build desired neighborhood character.



# Area Plans: Vickery Meadow Station Area Plan

- Land Use Concept Plan



## Vickery Meadow Land Use Concept Map

- Dart Station
- 1/2 mile radius
- Priority Intersection/Crosswalk
- Complete Streets Priority Area
- Secondary Streetscape Area
- Proposed Street Connection
- Gateway
- Example Catalyst Sites
- Urban Mixed-Use
- Urban Neighborhood
- Campus District
- White Rock Creek Trail
- Southern Pacific Trail "The Veloway"



# Vickery Meadow Station Area Plan

- Land Use Concept Plan
  - Urban Mixed-Use
    - Incorporates housing, jobs and commercial activity, provides links to transit and encourages bicycle and pedestrian mobility.

Kwick Save Mart  
7015 Holly Hill



Crowne Spirits and Beverages  
8451 Park Lane



Holly Hill Townhomes  
7031 Holly Hill



Hemlock at Park Lane  
7025 Hemlock Ave





# Vickery Meadow Station Area Plan

- Land Use Concept Plan
  - Urban Neighborhood
    - Provides a range of housing options close to transit including small lot single-family detached dwellings, townhomes and low- to mid-rise condominiums or apartments.



# Vickery Meadow Station Area Plan

- Land Use Concept Plan
  - Campus District
    - Integrates educational and business facilities with pedestrian-friendly links to the surrounding community.



# Vickery Meadow Station Area Plan

- Land Use Concept Plan
  - Secondary Streetscape Areas
    - Improvements include enhancements to the pedestrian environment such as street trees, sidewalk improvements, directional signage, traffic calming, and crosswalk upgrades to increase the safety of pedestrians living and working within the station areas.
  - Proposed Street Connections
    - These connections create short blocks, particularly in mixed-use areas of planned higher-density development.
  - Gateway Features
    - Located at any or all of the marked intersections, make the community safer by alerting drivers to changes in their surroundings.



# Vickery Meadow Station Area Plan



5-Points during school dismissal



Children crossing at uncontrolled midblock location prior to 5-Points



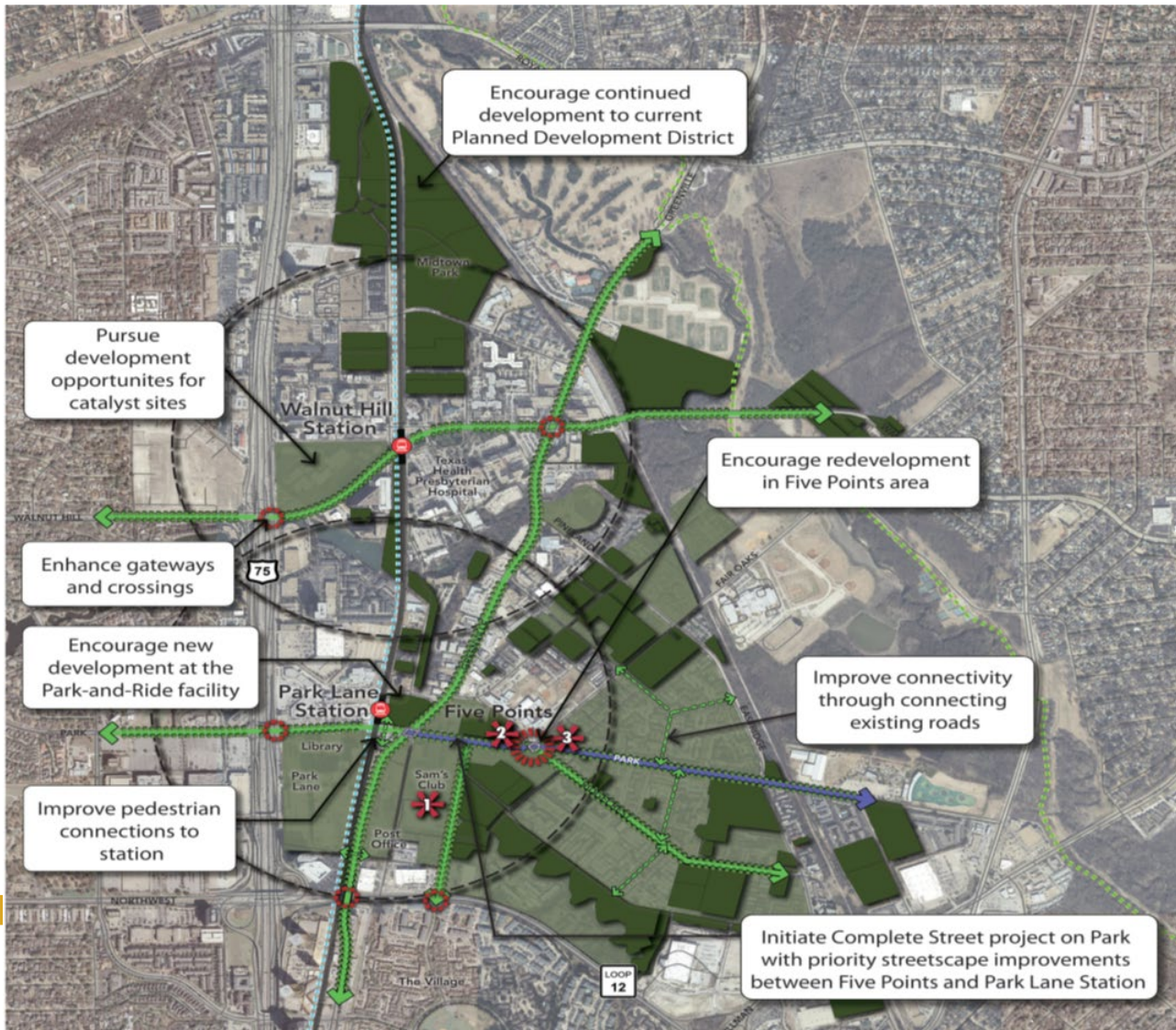
# Vickery Meadow Station Area Plan

- Near-Term Strategic Opportunities
  - Critical factors in identifying priority areas for potential development include:
    - Vacant/Underutilized Space,
    - Public Input,
    - Market Conditions,
    - Property Owner Willingness to Partner and Develop
    - Financial Feasibility
    - Property Value
    - Proximity to DART Stations
    - Feasibility of Adding Housing



# Vickery Meadow Station Area Plan

- Near-Term Strategic Opportunities



## Vickery Meadow Strategic Near-Term Opportunities

- Dart Station
- 1/2 mile radius
- Priority Intersection/Crosswalk
- Complete Streets Priority Area
- Secondary Streetscape Area
- Proposed Street Connection
- Gateway
- Redevelopment Potential
- Additional Opportunity Areas
- White Rock Creek Trail
- Southern Pacific Trail "The Veloway"
- Example Catalyst Sites:
- Former Sam's Club Potential Catalyst Project
- Potential Library & Mixed-Use Development Project
- Example Adaptive Reuse Catalyst Site

# Vickery Meadow Station Area Plan

- Near-Term Strategic Opportunities



# Vickery Meadow Station Area Plan

Vacant Building /Lot  
Location: 7412 Greenville Avenue



Vacant Building /Lot  
Location: 6742 Greenville Ave

Vacant Building /Lot  
Location: 6850 Greenville





# Vickery Meadow Station Area Plan

- Multi-Modal Connectivity Concept
  - Station Access
    - The Walnut Hill and Park Lane stations provide DART Red Line rail service and are served by eight fixed-route buses.
    - ADA sidewalk connections and ramps should be improved and installed where non-existent.
    - Additional near-term design solutions include: restriping crosswalks, adding pedestrian signals, retiming signals to provide sufficient time for pedestrian crossing, and providing mid-block crosswalk enhancements
  - Complete Streets
    - The Dallas Complete Streets Plan calls for the addition of five-foot bicycle lanes on both the north and south sides of Park Lane between Greenville Avenue and Five Points.
    - East of Five Points, the short-term recommendation is to install bike lanes on both the north and south sides of the street.
    - The long-term recommendation is to install a ten-foot sidewalk/bike track on the south side of the street.



# Vickery Meadow Station Area Plan

- Neighborhood Character and Design Guidelines
  - Site Layout and Orientation
    - Site layout and building orientation should activate pedestrian use of the street and accommodate sustainable features where feasible
  - Scale and Massing
    - Building scale and massing should help frame pedestrian-oriented mixed-use corridors, and gradually transition to reflect surrounding existing neighborhoods.
  - Street Edge and Building Character
    - The building-to-street relationship should engage the pedestrian and provide a comfortable and safe experience



# Vickery Meadow Station Area Plan



8336 Park Lane



8320 Park Lane



8330 Park Lane



6891 Shady Brook Lane

# Vickery Meadow Station Area Plan

- Neighborhood Character and Design Guidelines
  - Bicycle and Pedestrian Environment
    - The network of blocks, streets and sidewalks should accommodate pedestrian and bicycle access, safety and comfort.
  - Trails and Greenways
    - Design of trails and greenways should provide safe neighborhood connections and amenities that enrich the user experience.
  - Public Spaces and Gateways
    - network of plazas, parks, playgrounds, pocket parks, parklets and linear parks should be distributed throughout the neighborhood to provide convenient recreational opportunities
  - Stormwater Management
    - Private development and street improvements should, where possible, incorporate natural methods to filter stormwater, slow runoff, and replenish the underground water table.

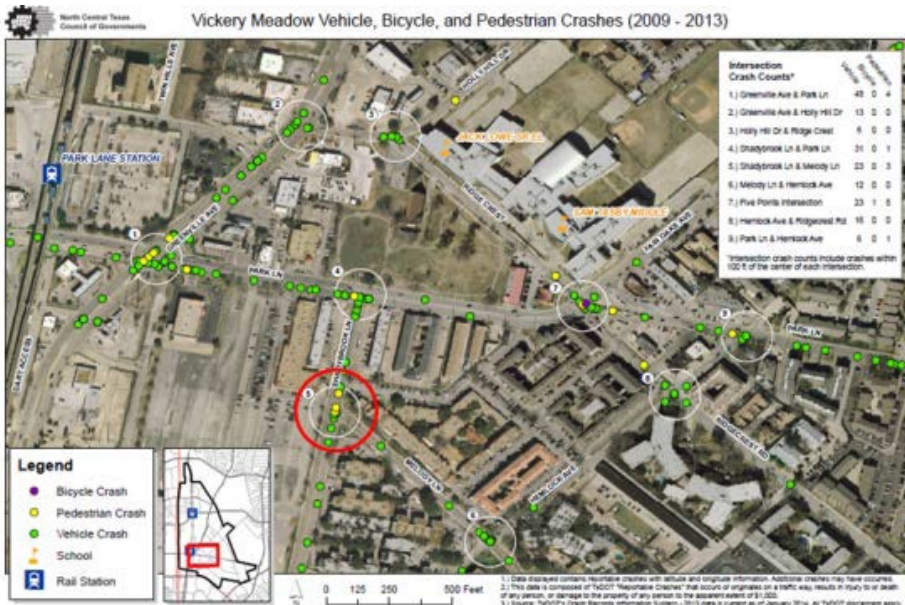


# Vickery Meadow Station Area Plan



# Other Planning Efforts

- Vickery Meadow Pedestrian Road Safety Assessment (February 2015)
  - Conducted by the Federal Highway Administration with assistance from the North Central Texas Council of Governments (NCTCOG).
  - Includes recommendations for improving pedestrian safety, primarily along Park Lane between the DART Park Lane station and the "Five Points" intersection.
  - Primary concerns included sidewalk improvements connectivity and obstructions.



Intersection of Shady Brook Lane and Melody Lane

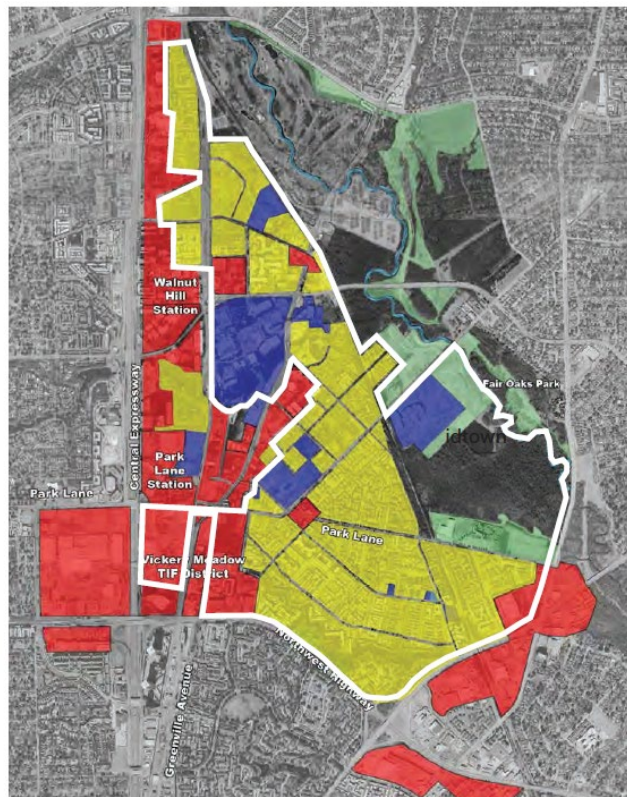


Shady Brook Lane and Melody Lane Brook



# Other Planning Efforts

- Vickery Midtown Improvement District
  - A study created for Vickery Midtown Public Improvement District that focuses on existing conditions (land use, zoning, vehicular access and pedestrian access) and proposes an overall redevelopment strategy.
  - Redevelopment of Five Points area. Developing a plaza on Park Lane.
  - Proposing bicycle lanes on Holly Hill Drive, Fair Oaks Avenue, Pineland Drive, Ridgecrest Road, Melody Lane, Shady Brook Lane, and Eastridge Drive.



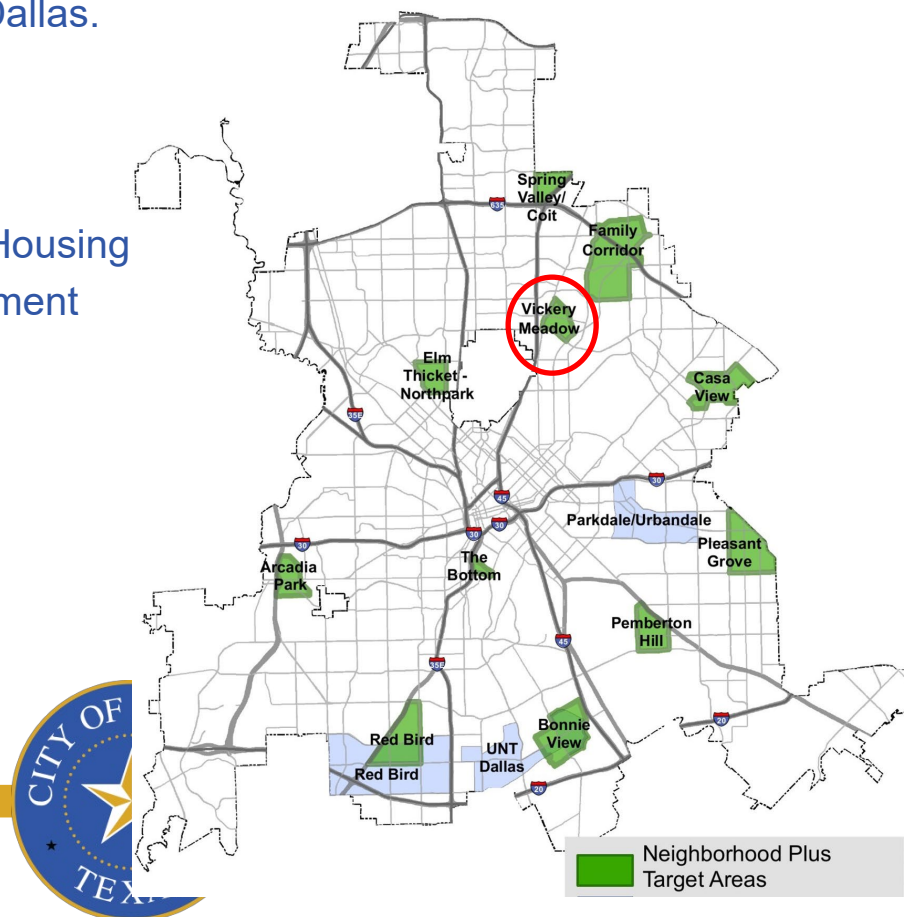
- Vickery Midtown PID
- Residential
- Institutional/Public
- Retail
- Parks/Open Space



- Retail
- WMU: High
- WMU: Medium
- WMU: Low
- WR: High
- WR: Medium
- RTD
- WR: Low
- Plaza
- Greenway
- Parks/Open space
- Institutional
- DART Bus Stop
- DART Rail Line
- Proposed DART Bus Stop
- Node
- Neighborhood
- Vickery Midtown PID
- VM TIF District
- Premium Service Area

# Other Planning Efforts

- Vickery Meadow Neighborhood Plus Strategic Action Plan (2016)
  - The City of Dallas Planning & Urban Design Department (P+UD), in conjunction with area stakeholders, requested that the Institute of Urban Studies (IUS) at the University of Texas at Arlington (UTA) facilitate a community engagement process to develop a Strategic Action Plan, including a redevelopment coordination strategy, for the Neighborhood Plus Vickery Meadow Target Area in northeast Dallas.
  - Five Strategic Goals
    - Infrastructure
    - Safety and Crime Prevention
    - Implementation of Affordable Housing
    - Economic Workforce Development
    - Branding and Marketing





# Next Steps



# Vickery Meadow Authorized Hearing

## Steering Committee Meeting V

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Additional questions:

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

