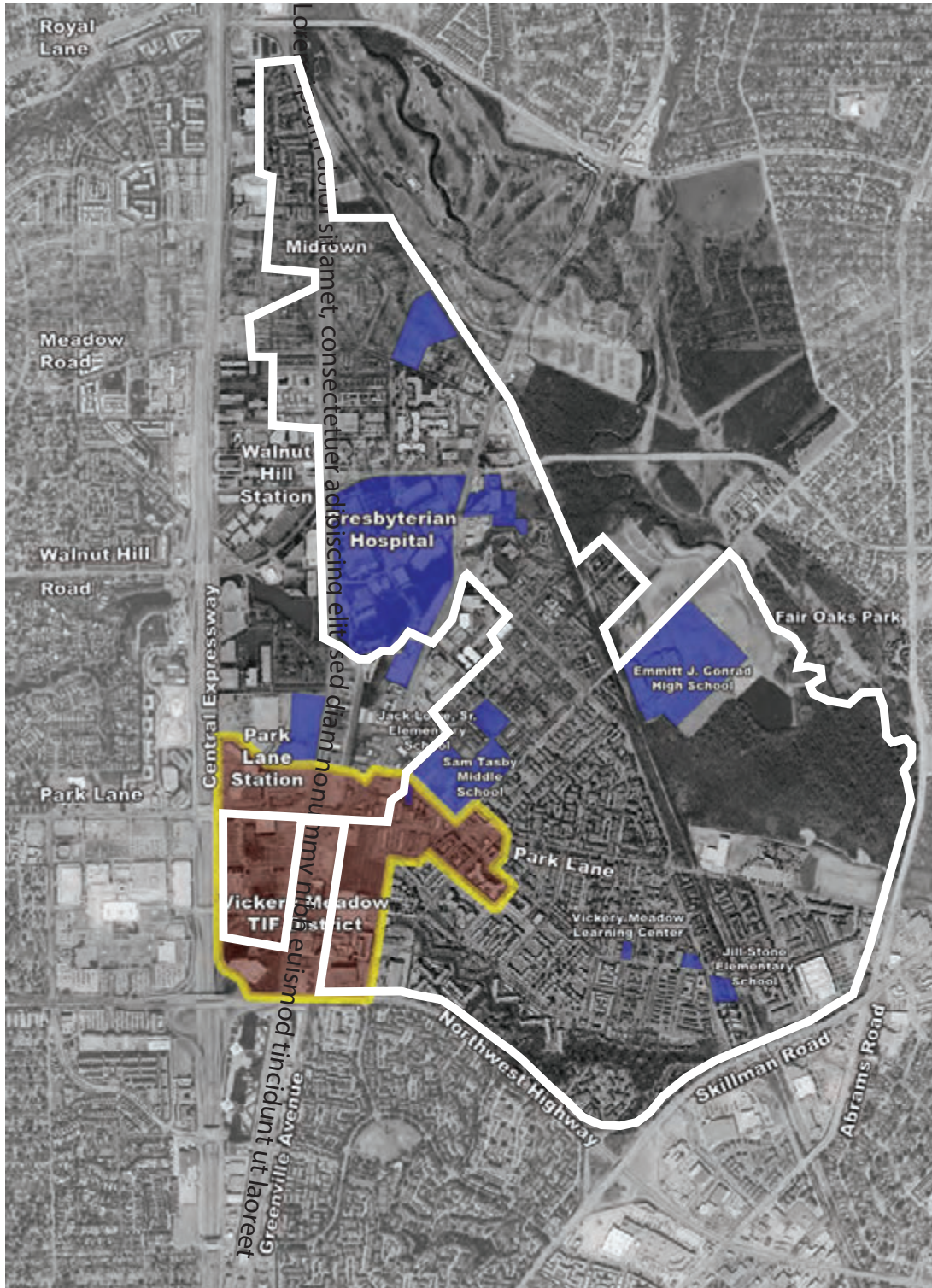


vickery midtown
improvement district
redevelopment vision



Vickery Midtown Improvement District



Vickery Midtown
PID

 VMTIF District

 Institutional/
Public

 Red DART Line



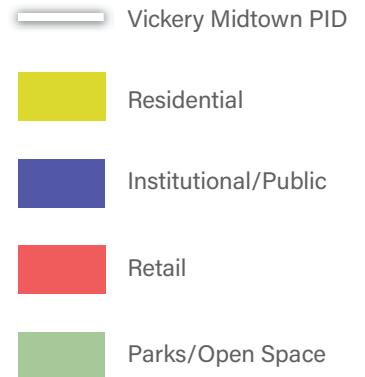
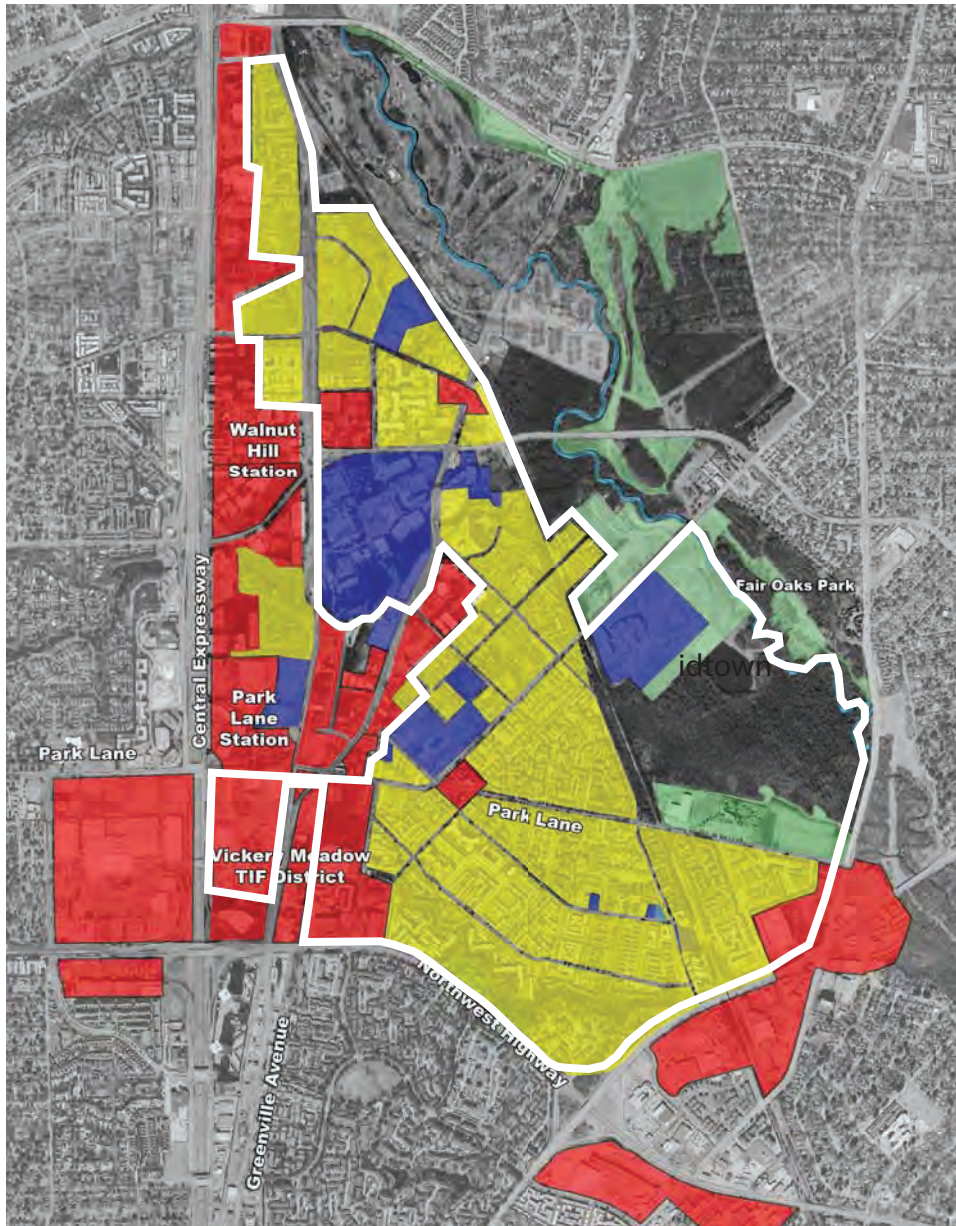
**VICKERY
MIDTOWN**

Redevelopment Vision

Vickery Midtown Improvement District

Urban Dynamics Land Uses

3



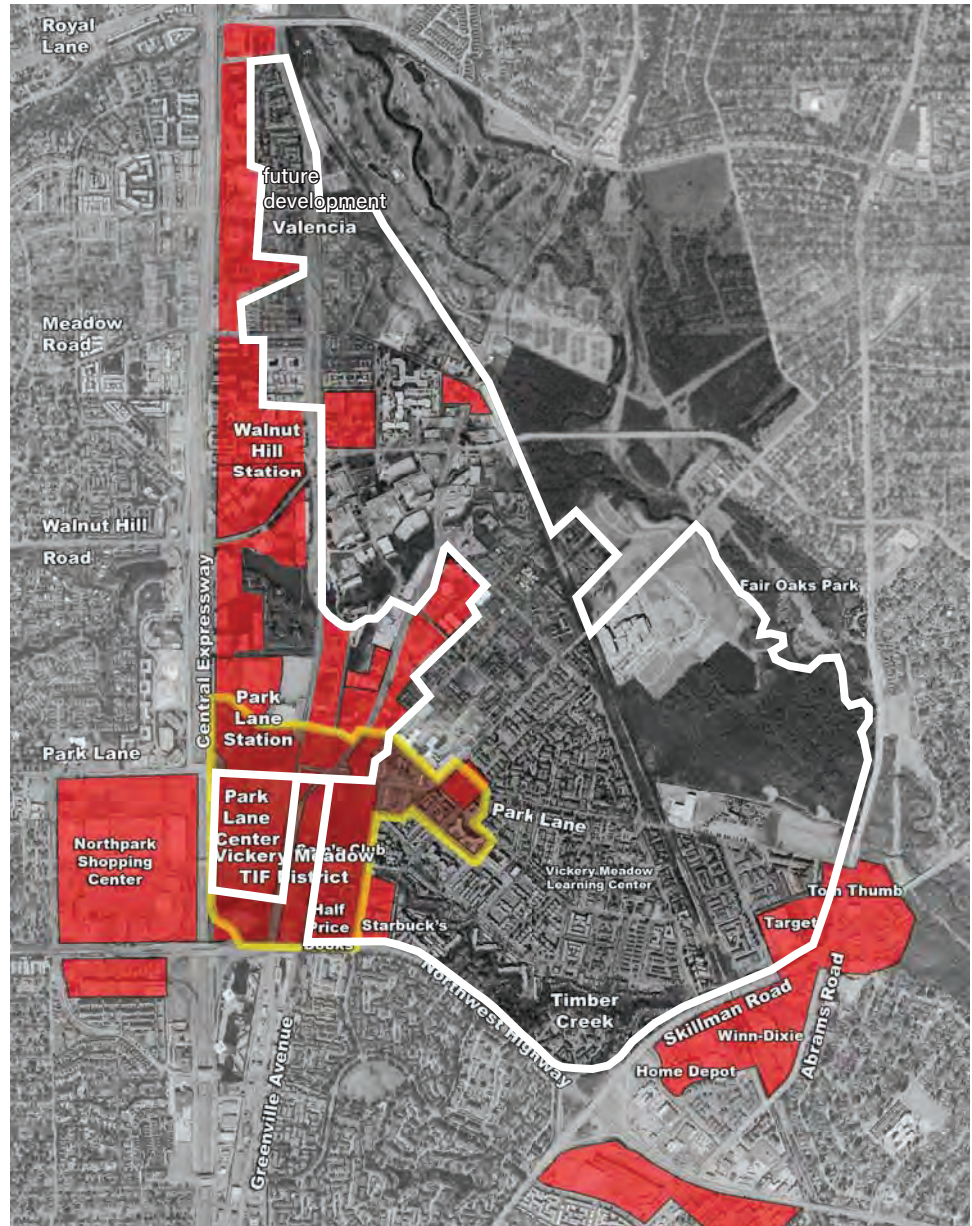
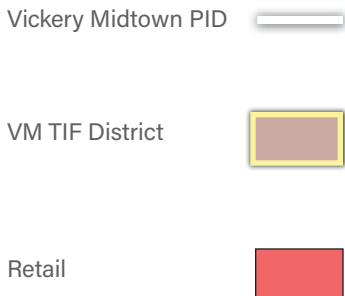
The current conditions:

- A large percentage of residential on the interior of the Improvement District
- Retail located along the major corridors (see 3.2)
- A presence of a variety of major land use types excluding industrial
- Primary land uses of residential, retail and institutional/public are not generally integrated

Vickery Midtown Improvement District

Urban Dynamics Retail Services

3






The current conditions:

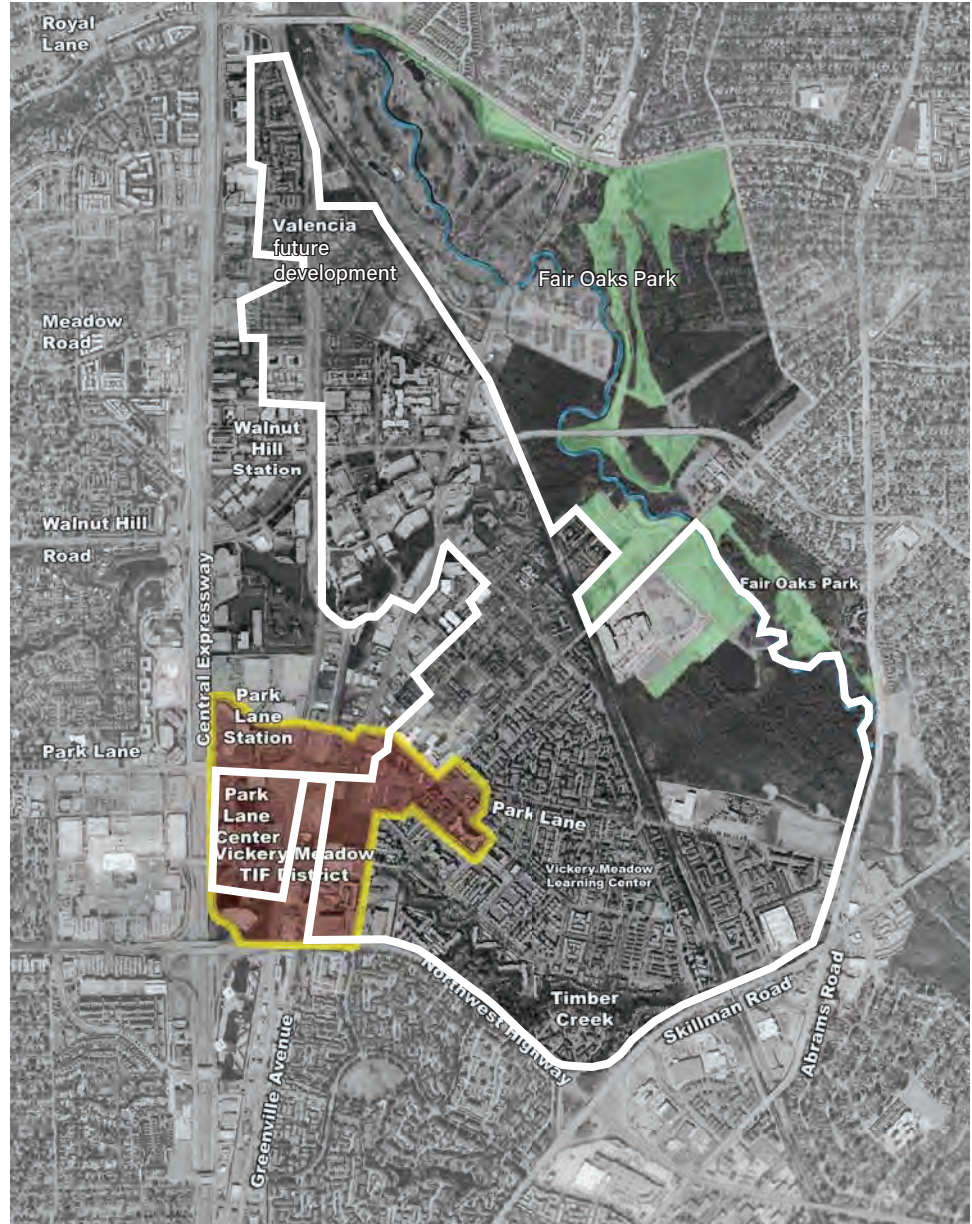
- Major retail located on the periphery
- Strip-style, auto dominated retail and big box retail
- Limited neighborhood service retail

Vickery Midtown Improvement District

Urban Dynamics Parks/Open Space

3

- Vickery Midtown PID 
- VM TIF District 
- Parks/Open Space 



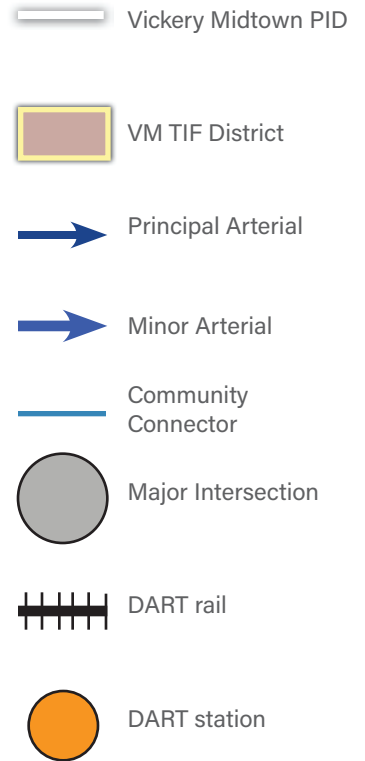
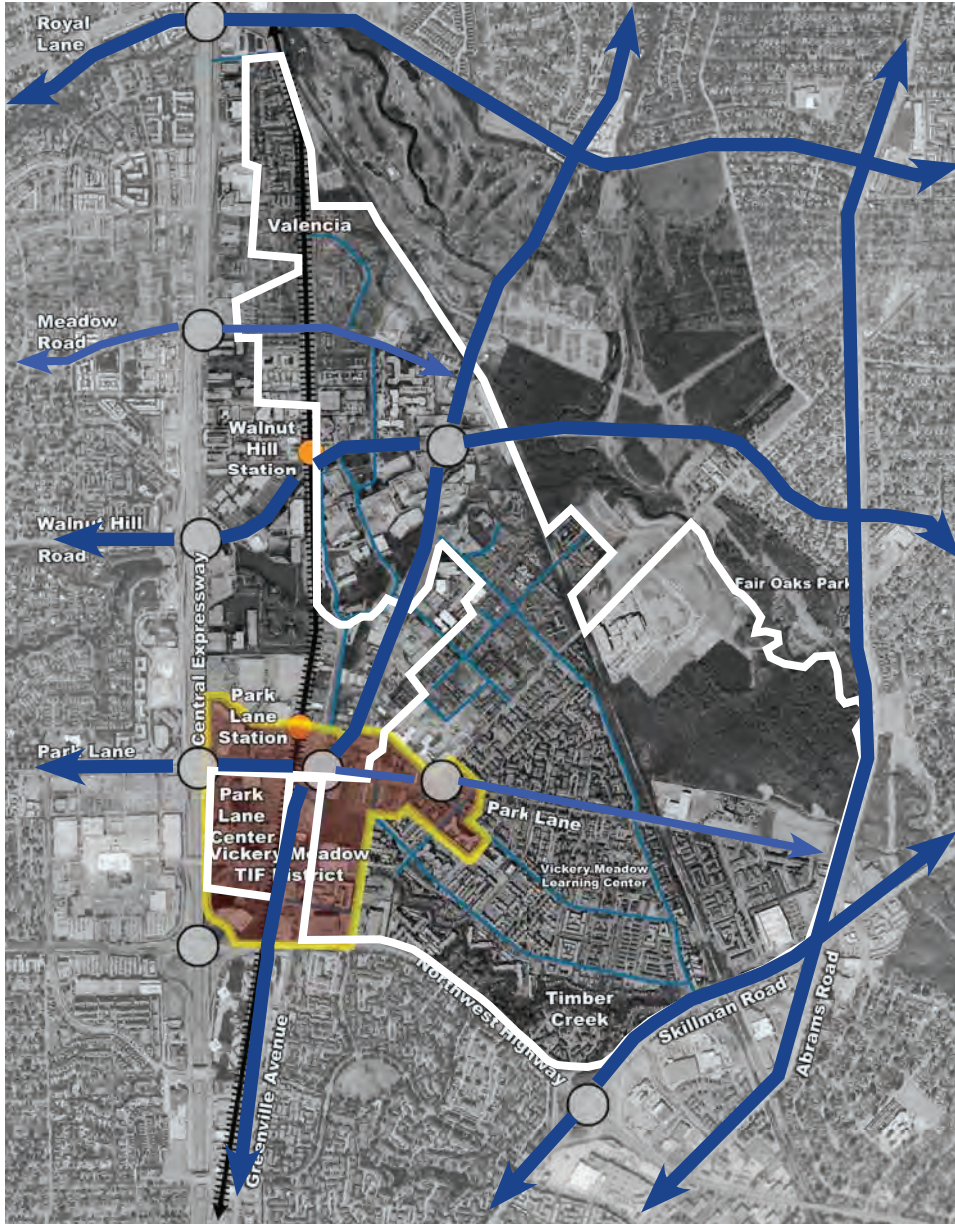
The current conditions:

- A large parks/open space (municipal parks) on the edge of the district
- A lack of neighborhood-scale parks/open spaces
- Limited strategic co-utilization of DSID and City properties

Vickery Midtown Improvement District

Urban Dynamics Vehicular Access

3



The current conditions:

- Arterials provide good access, but not pedestrian friendly
- Few secondary streets
- Park Lane Station isolated by a barrier (Greenville Avenue arterial)

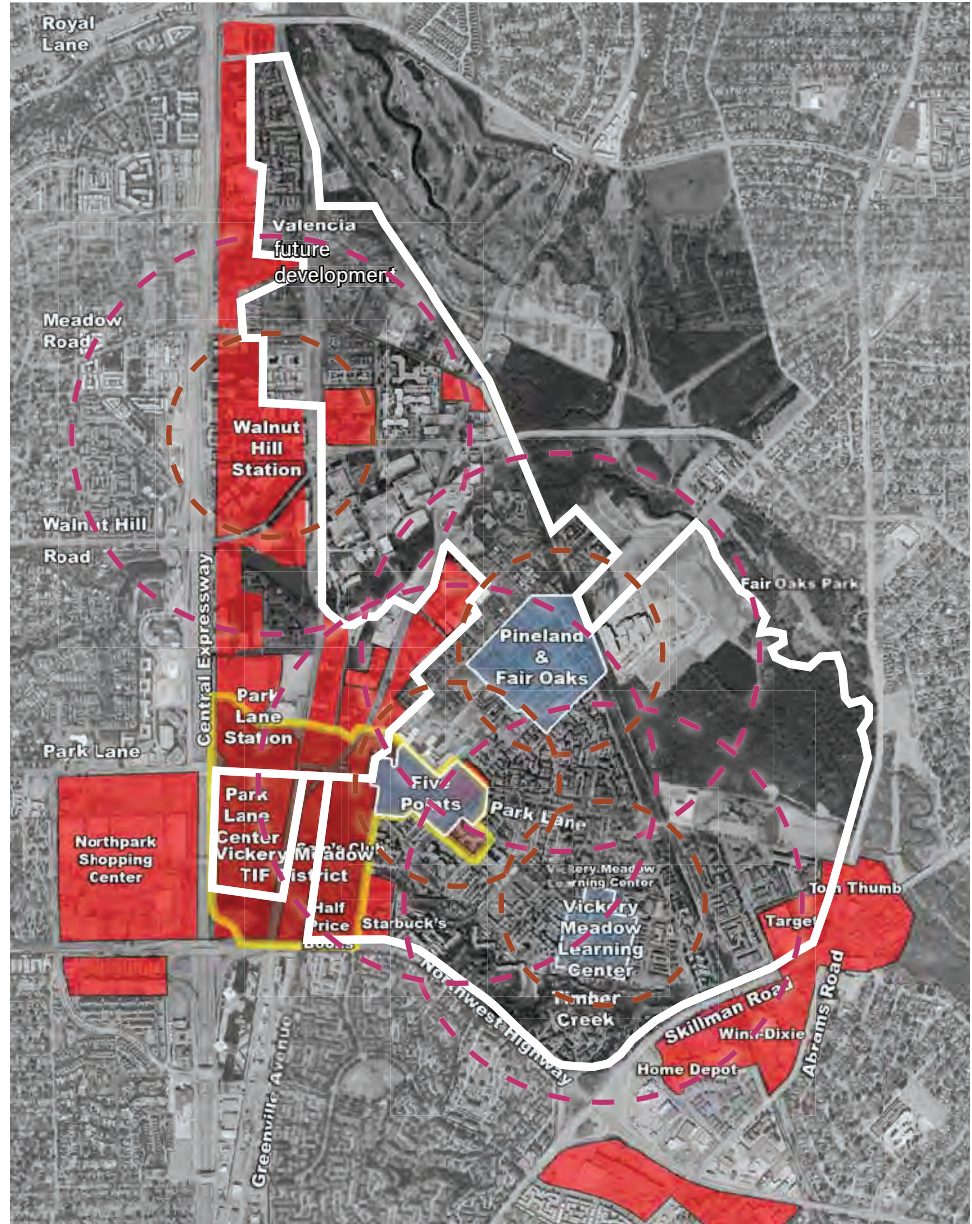
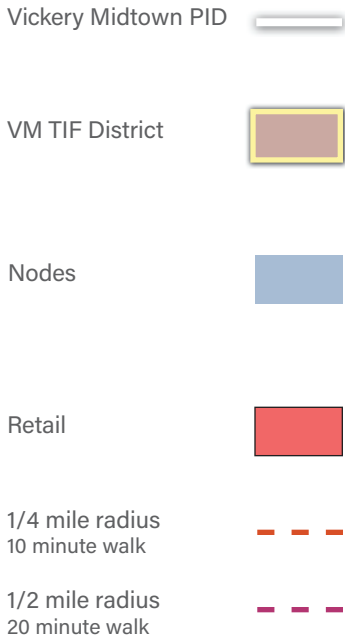
Future Redevelopment Study



Vickery Midtown Improvement District

Urban Dynamics Pedestrian Access

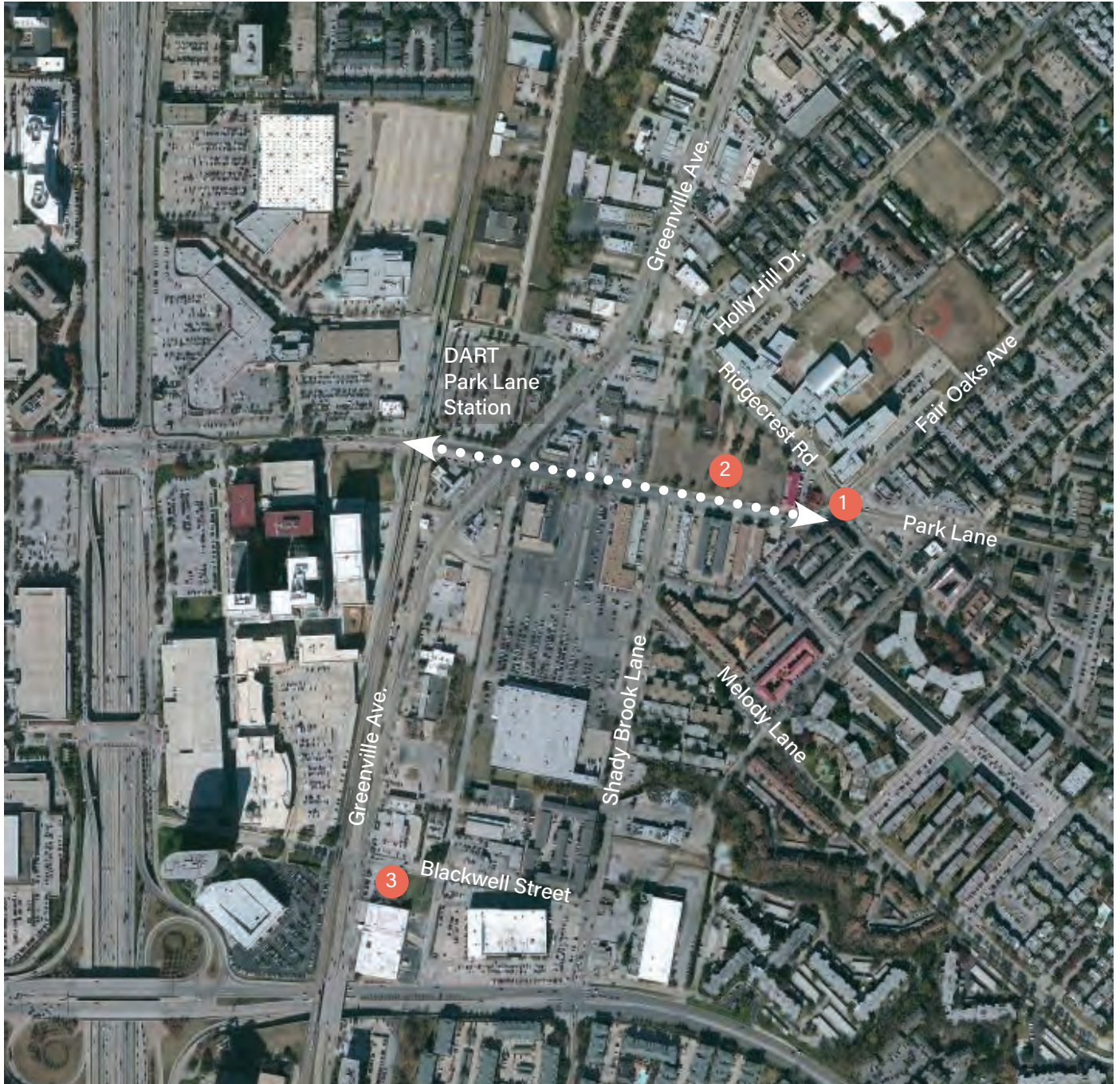
3



The current conditions:

- DART stations are remotely located to district
- Neighborhoods are in walking distance of each other
- Fair Oaks Park is in walking distance to Five Points, Vicky Meadow Learning Center, and Pineland and Fair Oaks
- Retail is in walking distance to the neighborhoods
- Institutional/public uses are within each of the neighborhoods

Vickery Midtown Improvement District



- 1 Five Points
- 2 Future Library
- 3 Fire Station #37

Redevelopment Vision



VICKERY
MIDTOWN

Neighborhood Concepts
Existing Street Network



Existing road network at Five Points

- Vickery Midtown PID
- TIF District
- Premium Service Area

Illustrated above is the existing street network.

This network shows:

- A lack of residential collector and local streets
- Restricted connectivity
- Several principal arterial streets
- Large tracts of land that reduce the possible street frontage

*Note- The entire Vickery Midtown Improvement District is not shown throughout this chapter, however the graphics focus in on the Premium Service Area of the district as the northern portion of the district has been redesigned and is currently under redevelopment (future Valencia Development).

Neighborhood Concepts
Proposed Street Network



Proposed road network at Five Points

- Vickery Midtown PID —
- TIF District —
- Premium Service Area ●



Illustrated above is an example of the proposed street network. The proposed street network was created by placing roads along the existing property boundaries and/or following existing private drives that are proposed to become public. Included in the diagram are existing streets and those proposed to reduce the size of the blocks, allow better vehicular and pedestrian circulation, and provide more building frontage.

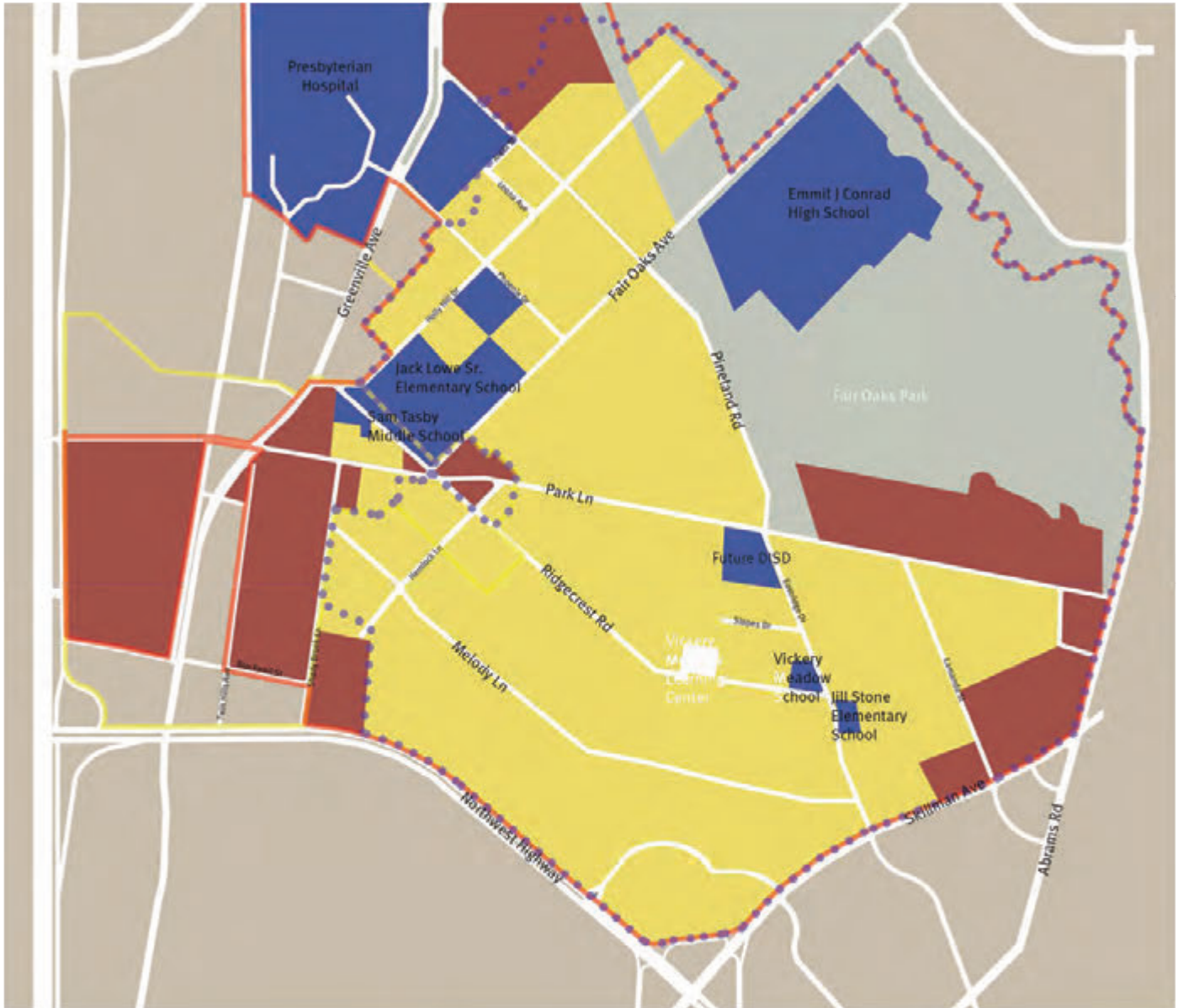
This network will help to solve many problems that exist today:

- Improve Safety: More street activity as well as more “eyes on the street”
- Improve Walkability: More places that can easily be reached for the pedestrian.
- Improve Congestion: More avenues for vehicles to travel on throughout the improvement district instead of only a few routes.

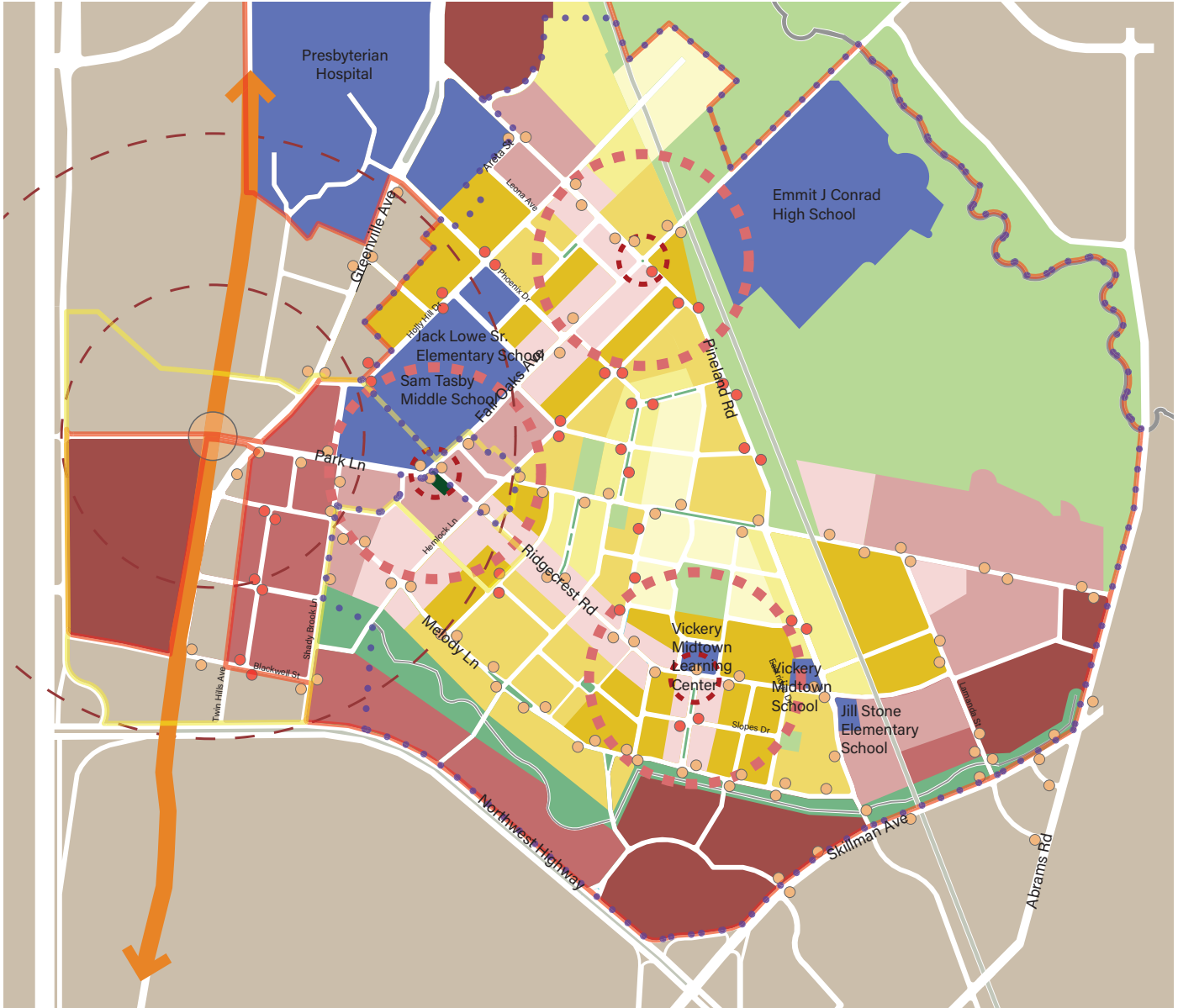
Vickery Midtown Improvement District

Neighborhood Concepts Existing Zoning Conditions

6



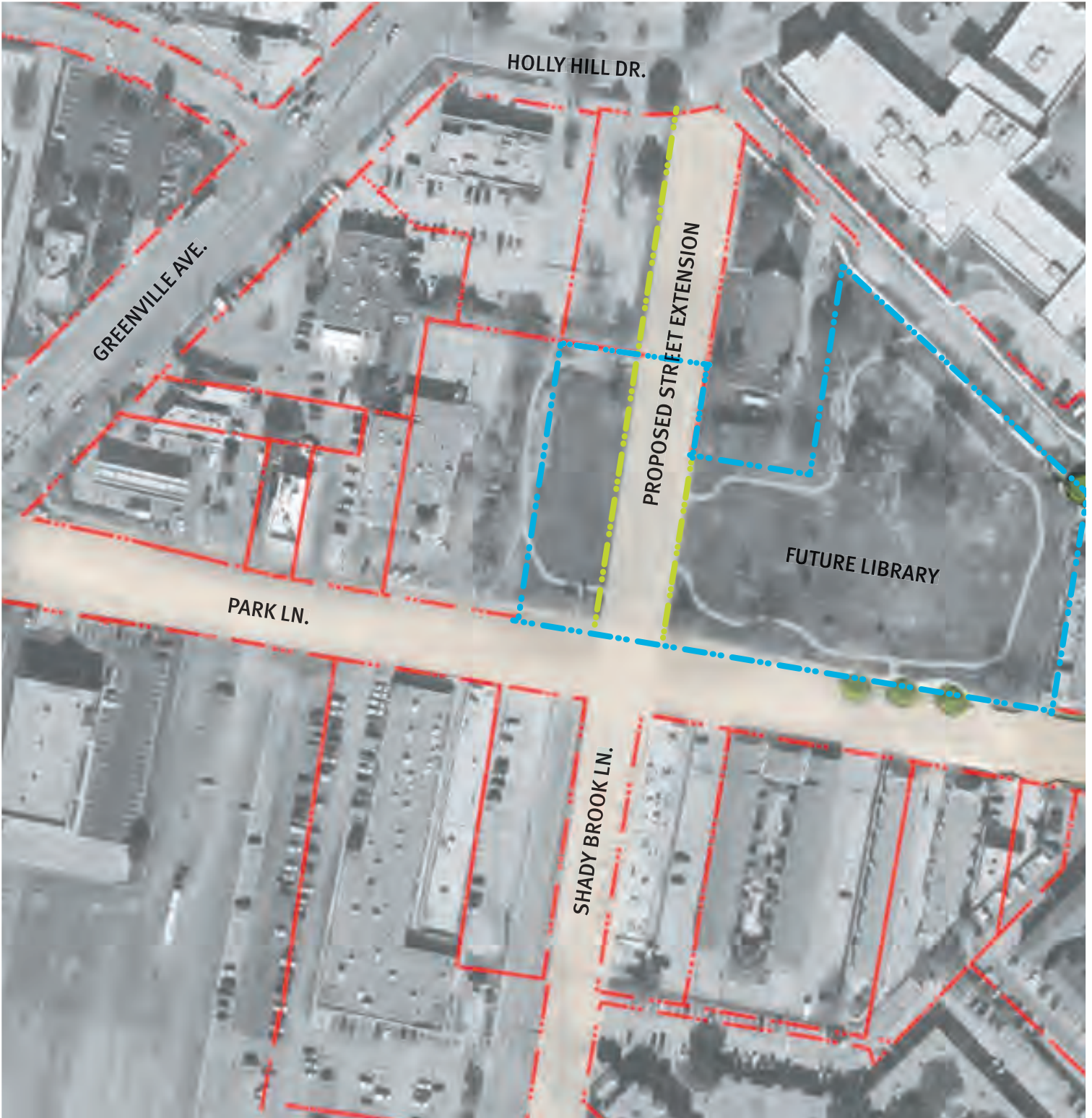
- Retail
- Multi-family
- Institutional/Public
- VM PID
- VM TIF District
- Premium Service Area
- Public Open Space
- Property outside Vickery Midtown PID



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

Vickery Midtown Improvement District

PARK LN. REDEVELOPMENT



**VICKERY
MIDTOWN**

Redevelopment Vision

Vickery Midtown Improvement District

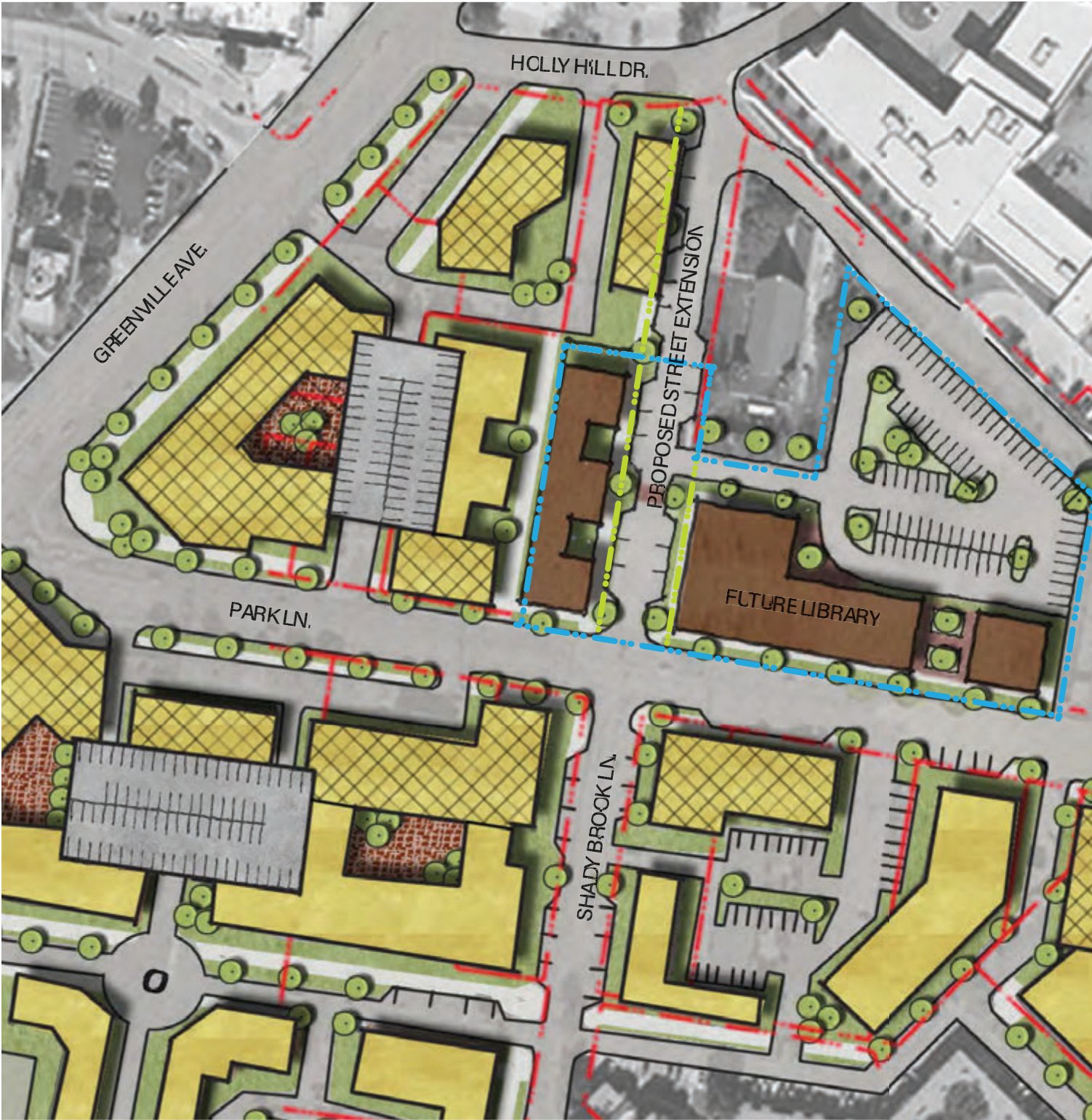


Redevelopment Vision



VICKERY
MIDTOWN

PARK LN. REDEVELOPMENT



Vickery Midtown Improvement District



Redevelopment Vision



VICKERY
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Vickery Midtown Improvement District

PARK LN. PLAZA



VICKERY
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Redevelopment Vision

Vickery Midtown Improvement District



Redevelopment Vision



**VICKERY
MIDTOWN**

Vickery Midtown Improvement District

RECOMMENDED CATALYST FUNDING



Two Point Intersection & Plaza (Pg. 5, 6, 7)



Shady Brook Ln. Extension



Park Ln. Complete Street



V Complete Street (Petitioning Process Completed)


Redevelopment Vision



VICKERY
MIDTOWN

Vickery Midtown Improvement District



 Proposed Bicycle Lanes or Paths



Vickery Midtown Improvement District

PARK LN. REDEVELOPMENT



Before (Park Lane looking east)



After (Park Lane looking east)



**VICKERY
MIDTOWN**

Redevelopment Vision

PRIORITY ISSUES

Priority Issues for Vickery Midtown Redevelopment

PRIORITY1

- *PARK LANE / PLAZA**
- *RIDGECREST (PETITIONING PROCESS COMPLETED)**
- *SHADYBROOK EXTENSION*

PRIORITY2

- *REMOVE BAR DITCHES, TYPICALLY**
- *SOPAC LIGHTING**
- *STREET LIGHTING**
- *SOPAC TRAILHEADS (2 - HOLLY HILL & RIDGECREST)*

** PUBLIC SAFETY / COMPLETE STREETS EMPHASIS*

Vickery Midtown Improvement District



City of Dallas Complete Streets Design Manual



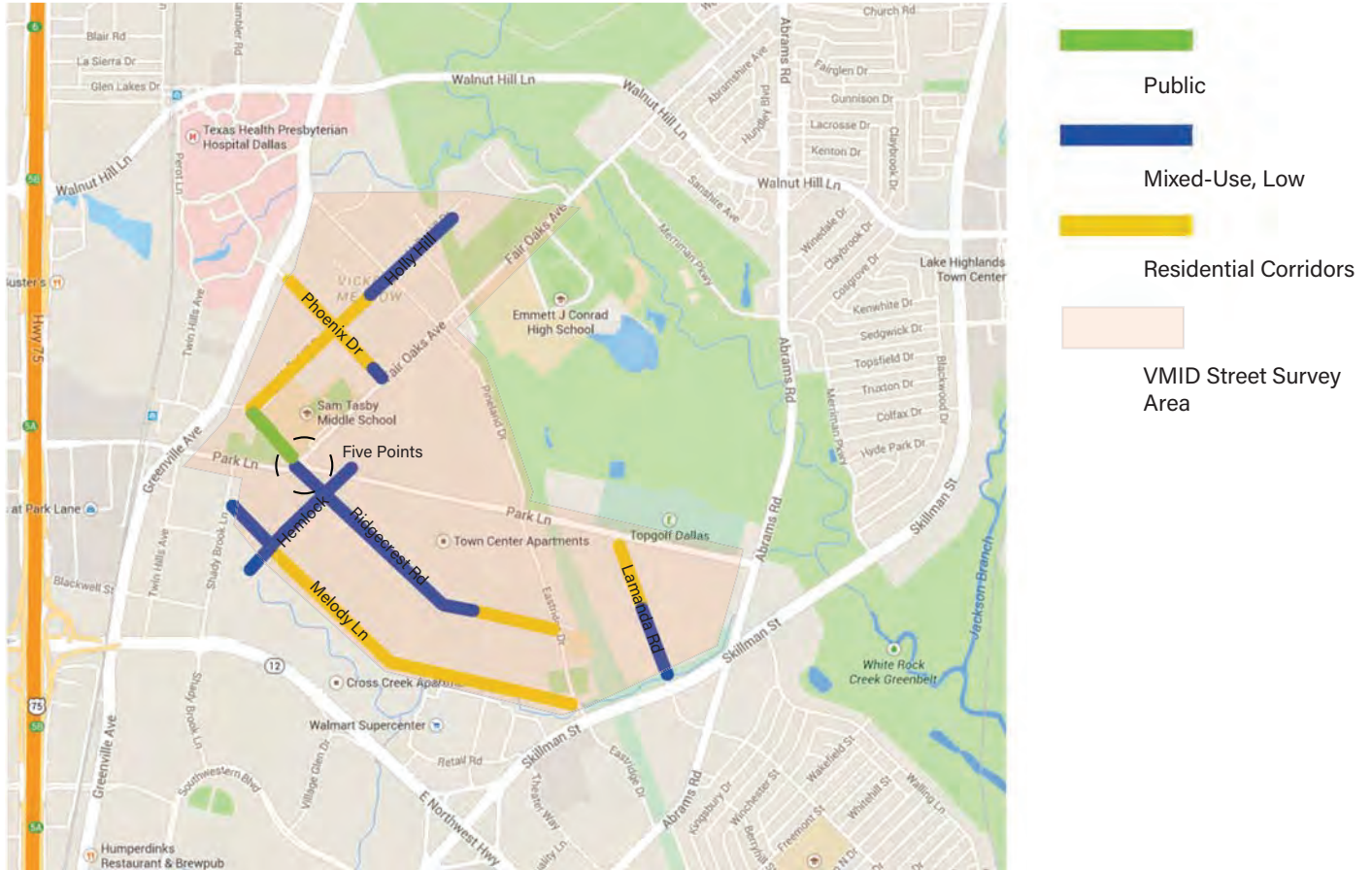
**VICKERY
MIDTOWN**

Redevelopment Vision

Vickery Midtown Improvement District



Street Survey Proposed Additional Designations

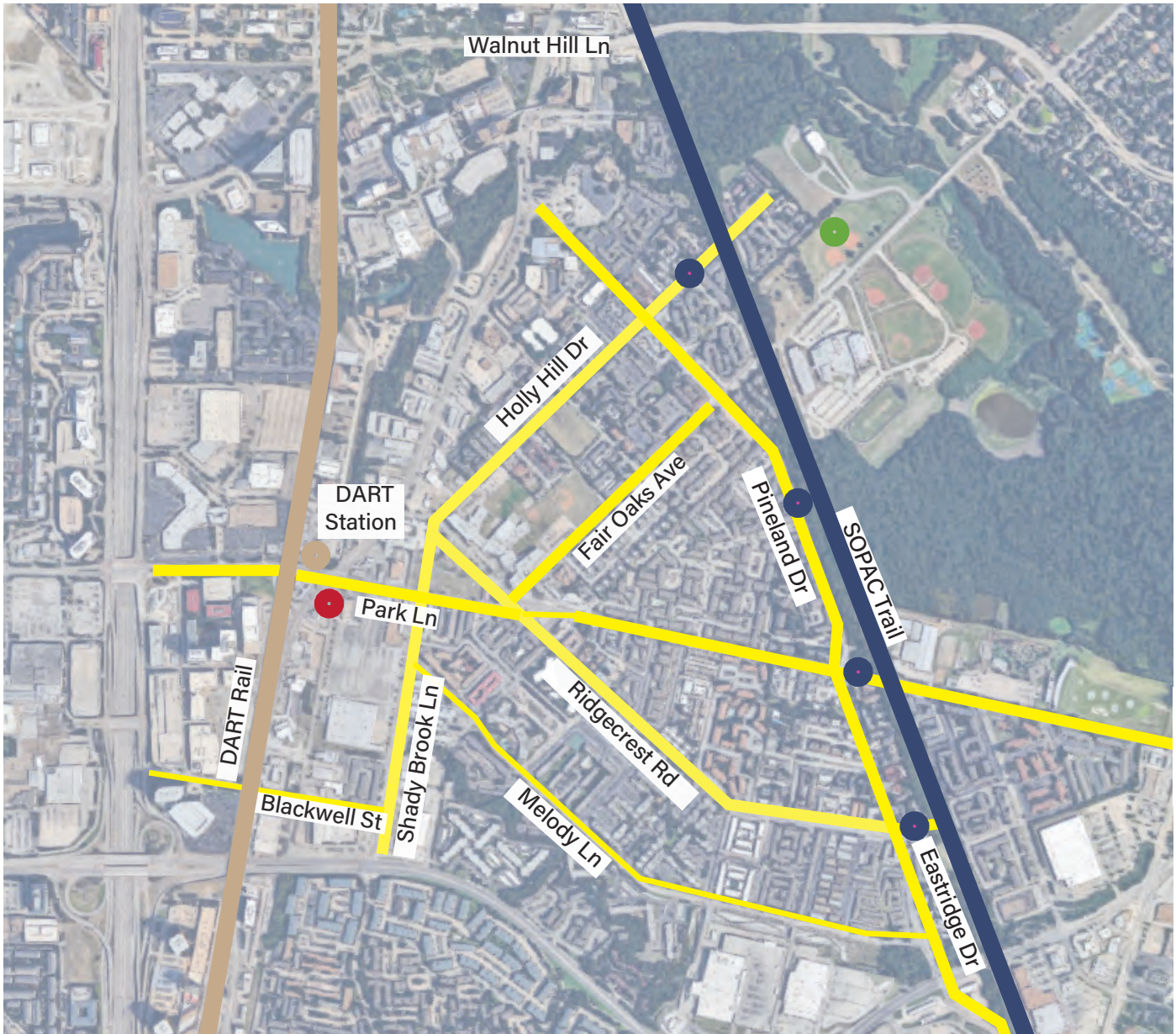






Redevelopment Vision



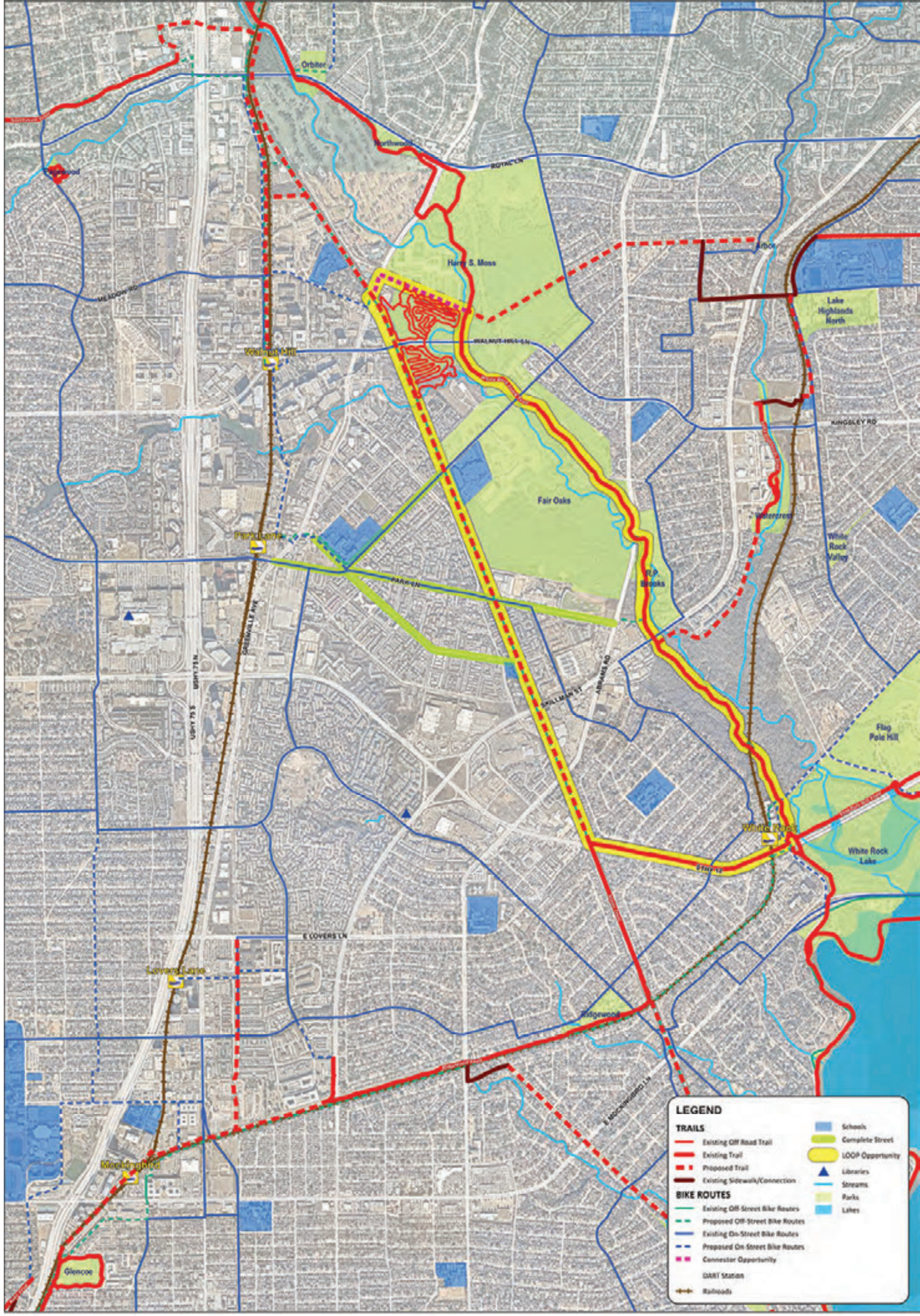
**VICKERY
MIDTOWN**

PROPOSED BIKE LANES



-  Proposed Bicycle Lanes or Paths
-  Proposed Bicycle Rental Facility
-  Proposed Trail Head
-  Proposed Dog Park





LEGEND

TRAILS

- Existing Off Road Trail
- - - Existing Trail
- · - · - Proposed Trail
- Existing Sidewalk/Connection

BIKE ROUTES

- Existing Off-Street Bike Routes
- - - Proposed Off-Street Bike Routes
- Existing On-Street Bike Routes
- - - Proposed On-Street Bike Routes
- · - · - Connector Opportunity

DART Station

- Railroads

Other Features:

- Schools
- Complete Street
- LOOP Opportunity
- ▲ Libraries
- Streams
- Parks
- Lakes



— Vickery Midtown PID

VM TIF District

Institutional/Public

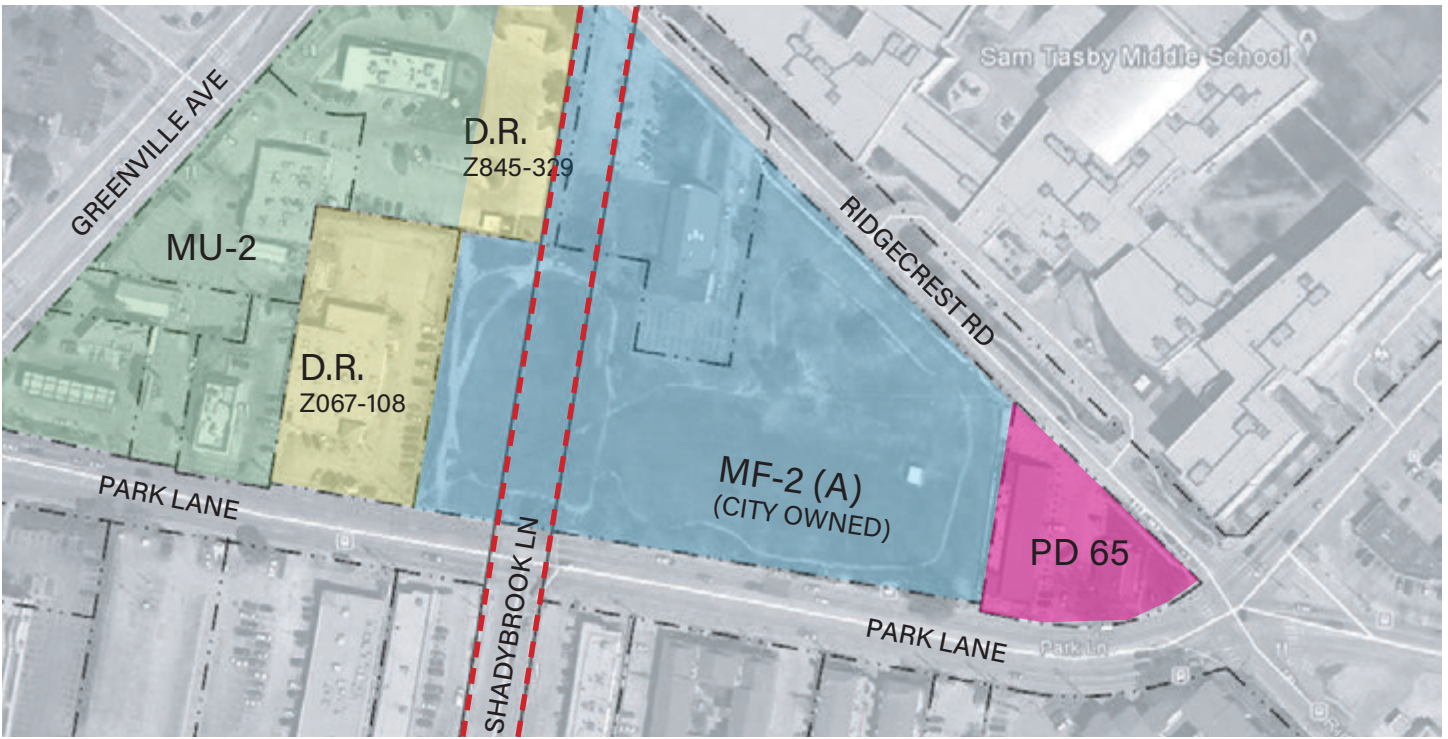
● Vickery Midtowns Library and Community Center, Proposed

VICKERY MIDTOWN NEIGHBORHOOD
NOT TO SCALE

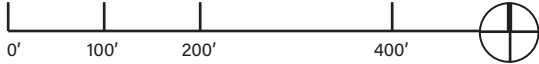


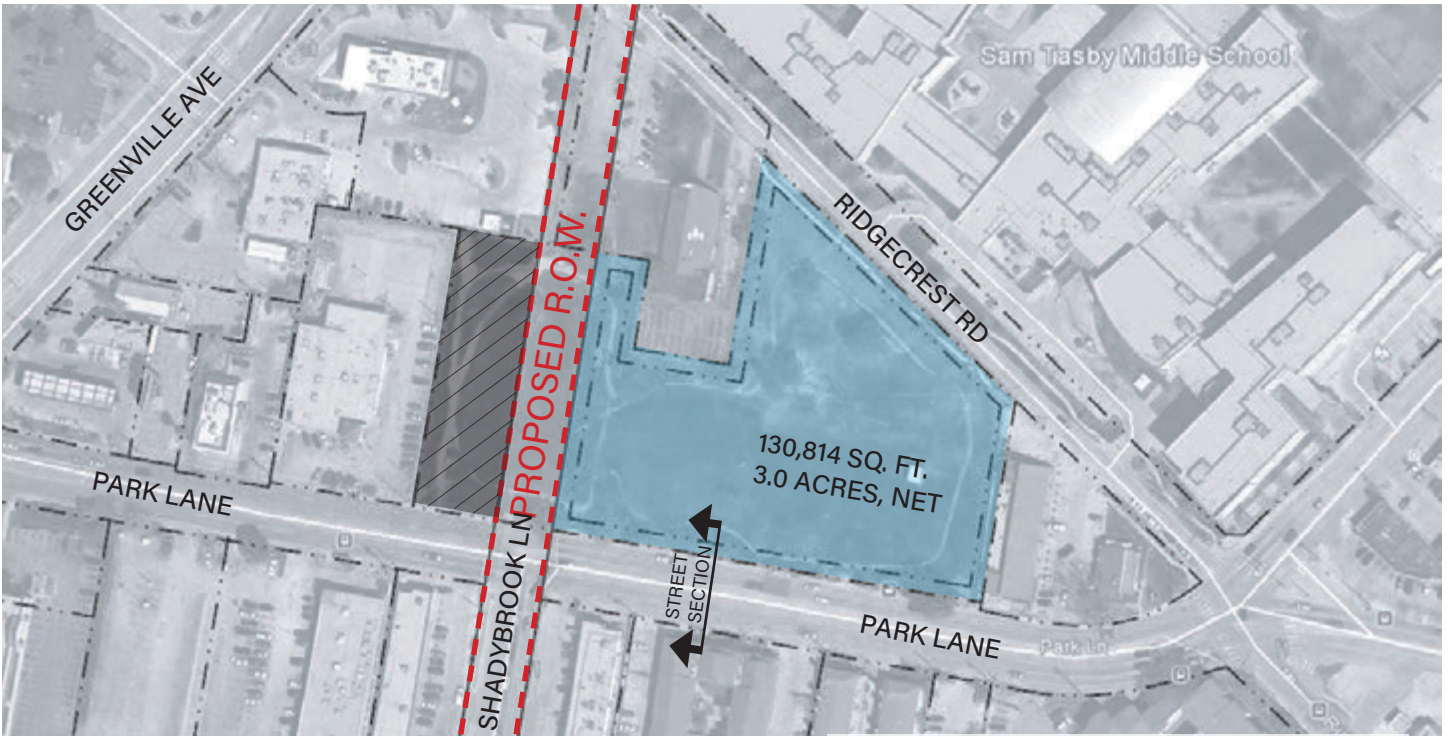
FIVE POINTS REDEVELOPMENT, OVERVIEW
NOT TO SCALE

- PROPOSED INTERSECTION REALIGNMENT WITH NEIGHBORHOOD PLAZA
- IMPROVED PARK LANE STREETSCAPE
- LIBRARY SITE

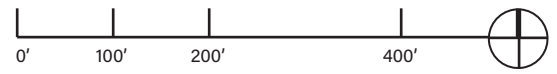


EXISTING ZONING AND PARCELS
1"=100'

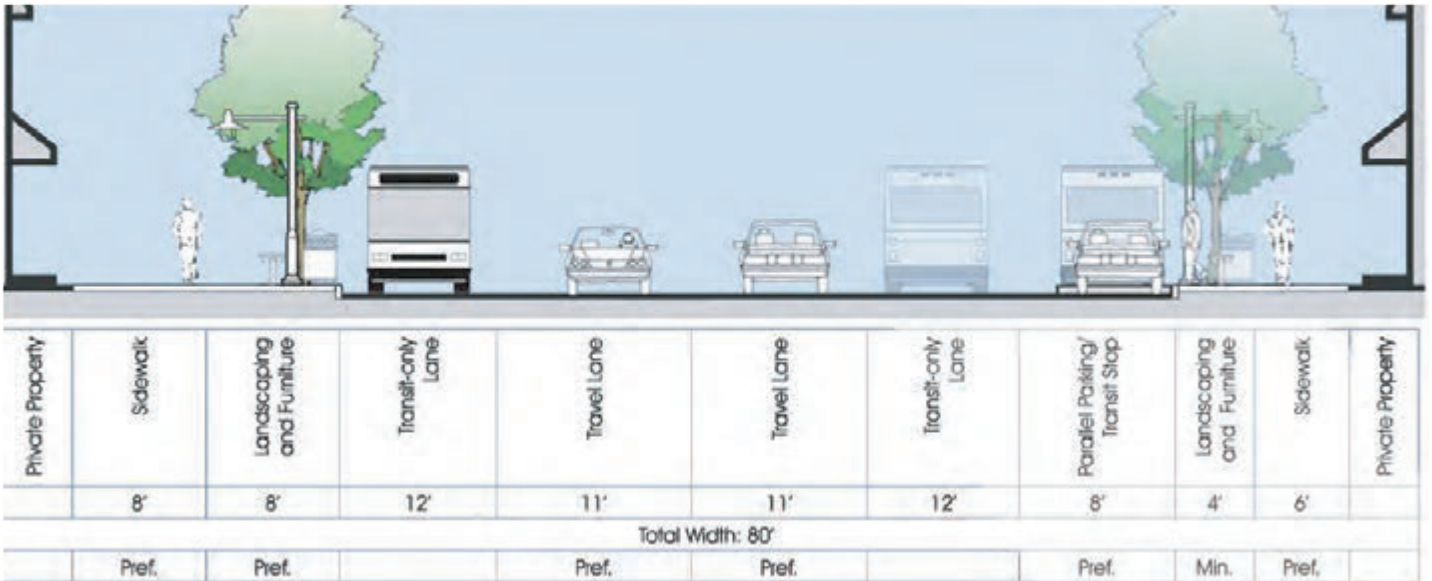




LIBRARY /COMMUNITY CENTER SITE
1"=100'



EXAMPLE MIXED-USE TYPOLOGY CROSS SECTION: 80'



Park Lane Street Section
Dallas Complete Streets Design Manual



LIBRARY /COMMUNITY CENTER PROPOSAL

GOAL SQUARE FOOTAGE

- | | |
|----------------------------|-------------|
| 1. STACKS/READING SPACES | 10800 SQ FT |
| 2. AUDITORIUM | 2000 SQ FT |
| 3. ADMINISTRATION | 1900 SQ FT |
| 4. CLASSROOMS/MEETING ROOM | 1100 SQ FT |
| CIRCULATION/SERVICES | 3000 SQ FT |
| 5. ENTRY PLAZA | |
| 6. COURTYARD | |

TOTAL G.S.F.

18,800 SQ FT



PRECEDENT IMAGES



VICKERY
MIDTOWN