



Dallas Park & Recreation

Oak Cliff Founders Park Land Exchange

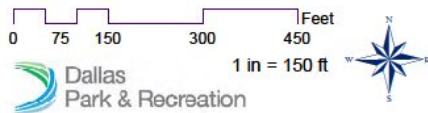
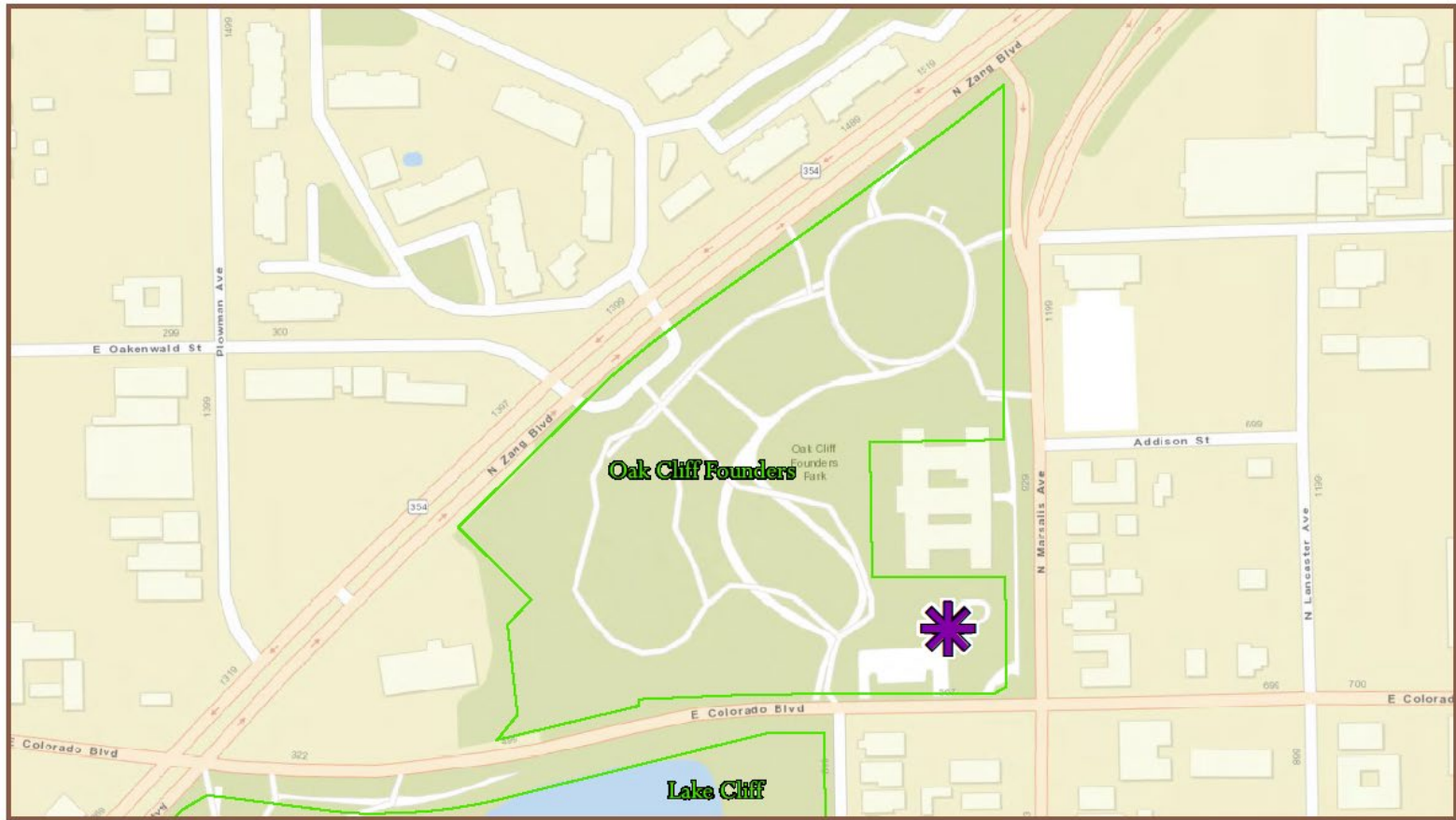


**Park and Recreation Board
January 10, 2019**

Purpose

- Provide background information for a proposed land exchange for a portion of Oak Cliff Founders Park
- Steps required to effect the exchange
 - A public referendum will be required to authorize conveyance of park land by land exchange
 - A Chapter 26 public hearing will be required prior to the exchange
 - If both the above are approved then the land exchange can only occur after State notice and bidding requirements are met, and the City receives an offer of abutting land equal in Fair Market Value.
 - Fair Market Value shall be based on an appraisal and other considerations

Background



Dallas
Park & Recreation

Oak Cliff Founders Park
(900 N Marsalis Ave)

District
1

Background

City property and adjacent property



Background

City property and adjacent property

- PKR has previously attempted to reconfigure Oak Cliff Founders Park, including by acquiring abutting property but has never been successful
- Goal: a better park configuration to provide for a safer, more effective and functioning park, which would better serve the public and the City's park management purposes



Background

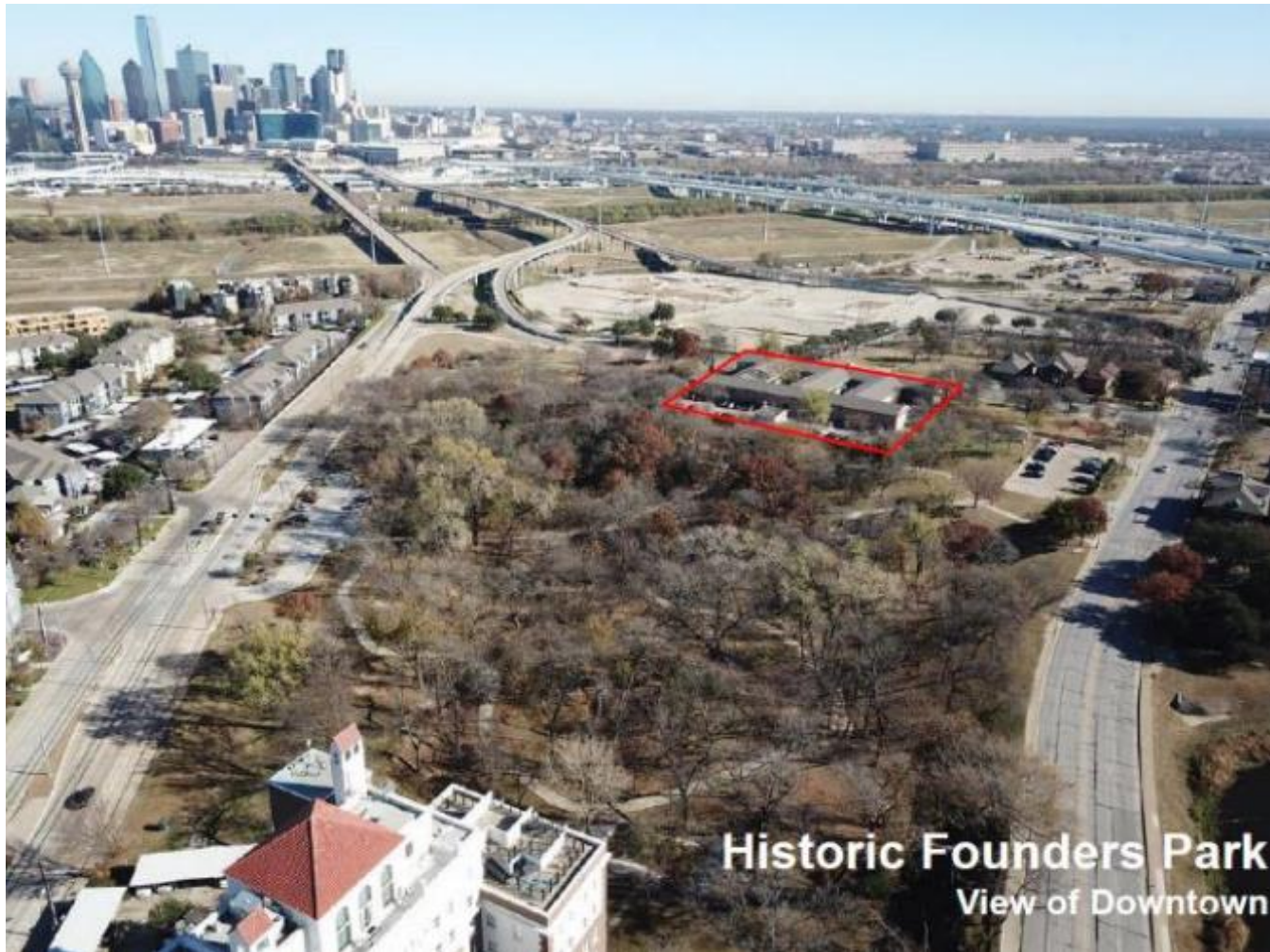
- Recent opportunity for reconfiguration has been presented to PKR by the current Parcel A landowner who has approached PKR with a proposal for a land exchange
- Offer included good and valuable consideration
 - Construction of park parking to offset parking loss
 - Other park improvements



Public Meetings

Adjacent landowner has met with community leaders and held two neighborhood meetings: June 6 and September 6, 2018

Site



Historic Founders Park
View of Downtown

Site



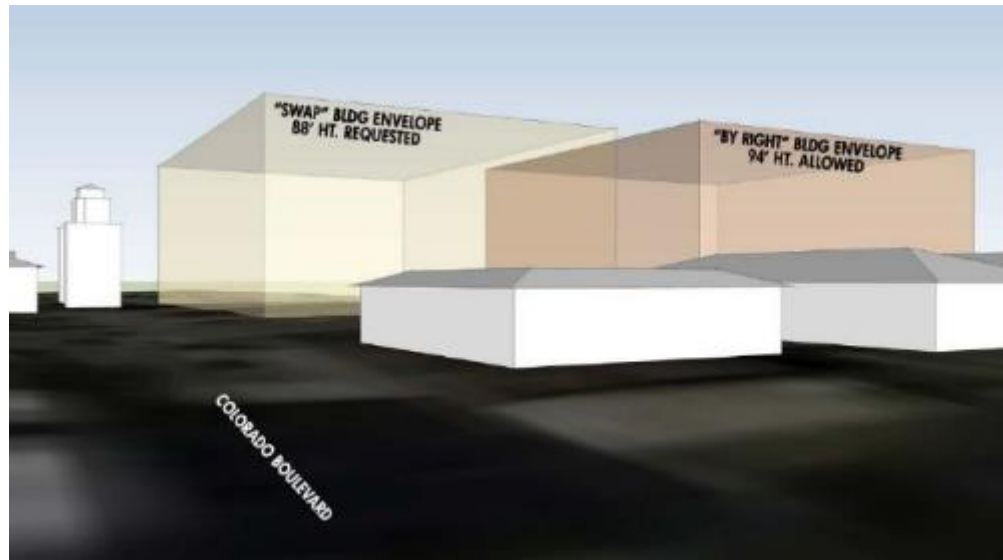
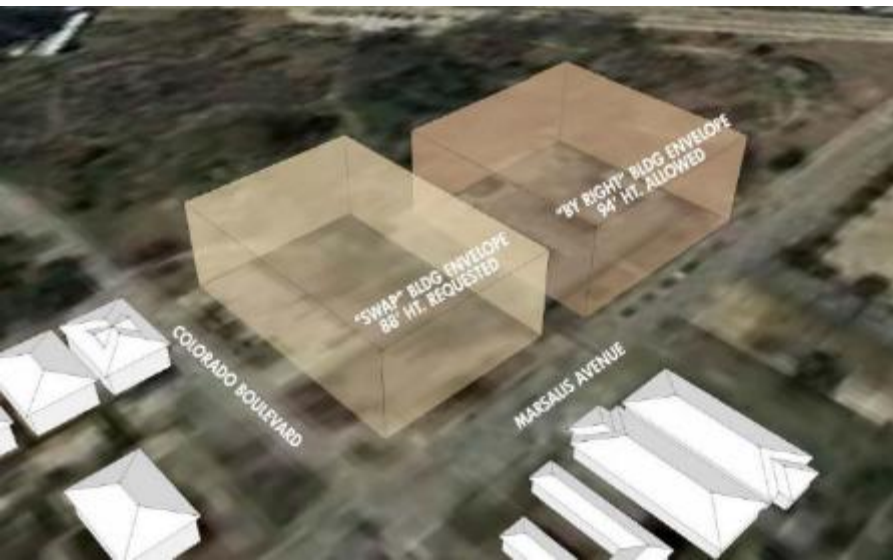
Site



Zoning



Zoning



Zoning

- Adjacent properties to east/south will eventually be redeveloped with buildings at heights from 50'-300' tall
- Land Exchange would give City more leverage to set standards for neighborhood consistent with historic character and contemporary urban standards
 - Increased pedestrian activity: neighborhood sense of place
 - Street-level, mixed-use retail/residential pedestrian-oriented urban fabric



Proposed Development

Lake Cliff Tower Condominiums



Proposed Character



Proposed Development



Proposed Development



Proposed Development



Steps Required for Exchange

Ballot Measure

- 1) Conveyance of City's Parcel B by land exchange with an adjacent landowner must be approved by voters
- 2) Ballot Measure to require:
 - a) Exchange would be for abutting land equal in size and value or favorable to City - i.e. additional good and valuable consideration
 - b) Actual exchange would only occur after Chapter 26 Hearing, State notice and bidding requirements have been met, and separate Park Board and Council actions

Next Steps

- 1) Consideration of Ballot Measure and Authorization to hold Public Hearing
 - a) January 10 - Park Board Approval
 - b) January 23 - Council Approval
- 2) Public Hearing
 - a) February 27
- 3) Ballot Proposition
 - a) May 4 - Voter Approval
- 4) State Notice and Public Bidding
 - a) TBD
- 5) Park Board and Council approval of Exchange
 - a) TBD



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