

5. Trinity Corridor District Plans

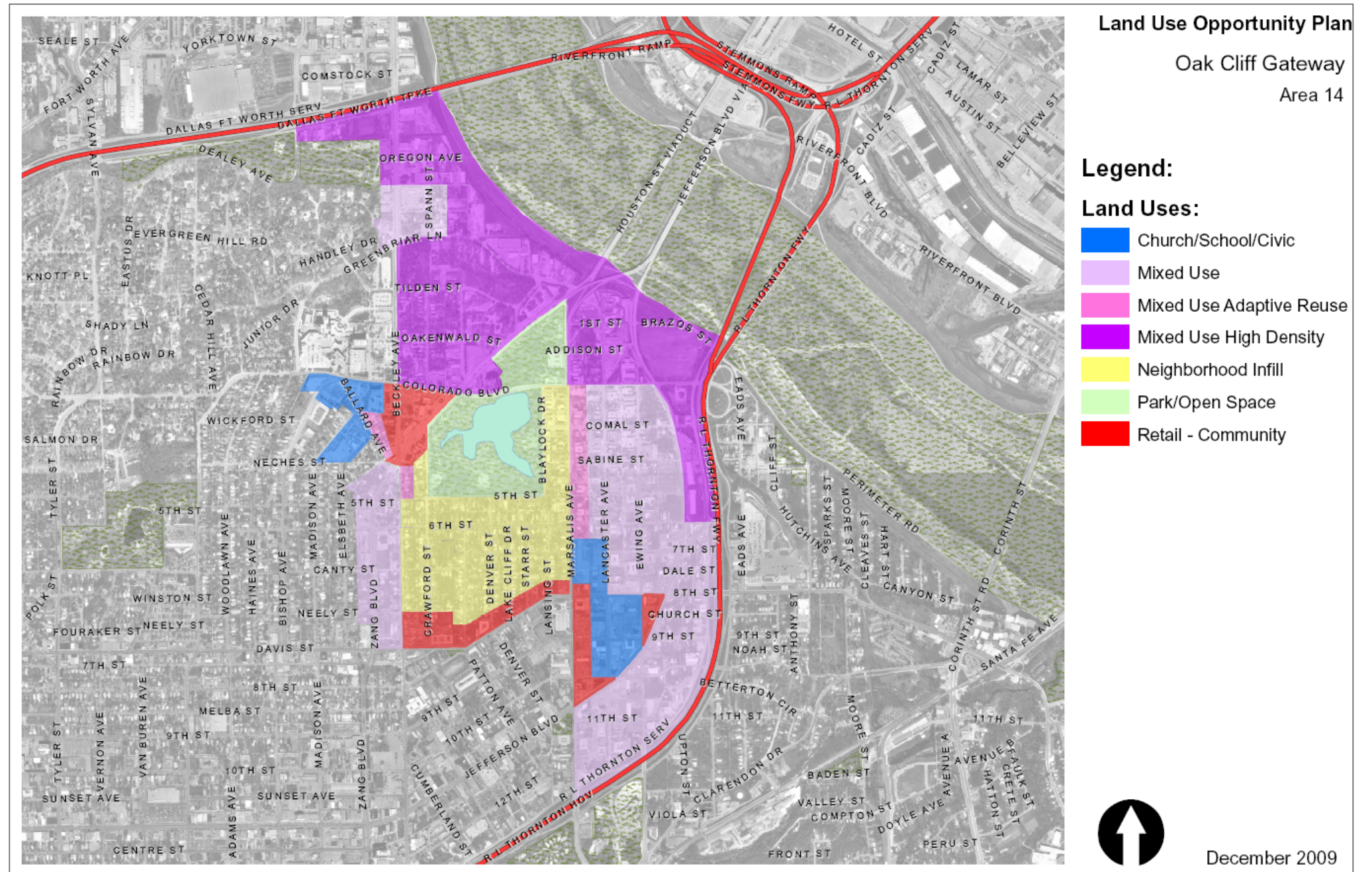
Study Area 14: Oak Cliff Gateway

Revised: December 9, 2009

Adopted by Ordinance No. 27773

The Oak Cliff Gateway Study Area connects Oak Cliff to the Trinity River. In general, it is bounded on the east by Interstate 35 and on the west by the Beckley Avenue and Zang Boulevard corridors. The study area's boundaries are generally consistent with the areas of previously-designated Planned Development Districts, a Tax Increment Financing District, a Neighborhood Improvement Program area, and adjacent land use plan boundaries. Methodist Medical Center is an important public facility and a major employer that anchors the western edge of the study area and continues to be a major draw for services in the area. Lake Cliff Park is centrally located within the study area and, with Oak Cliff Founders Park, provides open space that connects almost to the Trinity River today. The area includes single family neighborhoods, multi-family residential housing, retail and industrial uses. Its riverfront edge, from IH-30 to IH-35, overlooks parts of both lakes and the river; it will have among the best views in the city of downtown and the signature bridges.

This area can build on the historic character of the Oak Cliff community and its proximity to major Trinity River assets. The Land Use Opportunity Plan for the Oak Cliff Gateway envisions a walkable, mixed use community surrounding a core residential area around Lake Cliff Park. The major objectives of the plan are to: Ensure that development and redevelopment in the area contributes to the unique character and sense of place that defines North Oak Cliff; Develop and implement a multi-modal area-transportation plan to support future higher densities that emphasizes walkability and "bikeability" for residents and visitors; and Minimize negative impacts of higher-density redevelopment on established single-family neighborhoods adjacent to the Plan area using regulatory tools that improve transitions between differing development types, mitigate conflicts between uses, and address traffic and parking. Mixed use areas should be carefully designed to concentrate activity near important intersections, gateways, and corridors. Stakeholders from this area expressed the desire for development of a multi-modal, pedestrian-friendly community; access trolley and mass transit services to connect downtown to Methodist Hospital and key parts of north Oak Cliff, such as the Bishop Arts District to the west; and maintaining and enhancing the unique character of north Oak Cliff. The area is envisioned as an urban community that ranges from single family uses to medium- and high-density mixed uses. Transitions between these uses are particularly important in areas such as along Beckley north of Methodist Hospital and the Marsalis and Zang corridors. The area along Marsalis also has the potential for a vibrant corridor connecting into downtown that takes advantage of the adaptive reuse of historic structures and transitions to higher intensity uses to the east toward Interstate 35.



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A number of key urban design principles were voiced by many stakeholders in this area. First, stakeholders expressed the desire to retain the charm and character of north Oak Cliff. Further, providing easy pedestrian and bike access from north Oak Cliff into the Trinity River Park from adjacent neighborhoods, as well as Lake Cliff and Founders Park is an important consideration for new public and private investment in the area. There was a strong desire to have seamless access into the park along the Trinity River Levee. This would also reinforce the idea of creating a walkable community. Street and infrastructure improvements must be carefully considered in this regard. Street, intersection and streetscape improvements are proposed for Beckley Avenue, Colorado and Zang Boulevards. These improvements should be done in a manner to advance the concept of building a pedestrian-friendly community. The urban design guidelines discussed in Chapter 3 are also particularly relevant here; their implementation will allow high rise development to occur while preserving key views. Quality design and siting of buildings could also be utilized to reduce potential negative impacts from commercial and mixed uses adjacent to residential neighborhoods.

