

WEST OAK CLIFF

AREA PLAN

TASKFORCE MEETING

AUGUST 2, 2021



AGENDA

- I. Welcome/ Intro
- II. Overview of Community Visioning + Values
- III. Transportation + Infrastructure Update
- IV. New Proposed Process + Feedback
- V. Next Steps
- VI. Adjourn



WEST OAK CLIFF AREA PLAN

COMMUNITY VISIONING RECAP

SUMMARY OF FOCUS



Land Use + Development

- Preserve single-family neighborhoods but allow new housing in appropriate locations
- Ensure important historic structures are able to find new life through potential zoning changes
- Ensure new commercial and mixed-use development is compatible with neighborhoods
- Provide new mixed-use, neighborhood-centered developments around DART stations



Transportation + Infrastructure

- Improvements needed to sidewalks, especially around schools, parks, and DART stations.
- Desire for new bike lanes, road diets/traffic calming, and pedestrian improvements on retail corridors
- Improved bus and multimodal transportation options around area, especially near DART stations
- Concerns about public safety on streets, particularly related to street racing and lighting



Parks + Open Space

- Desire for improved open space connections and new trails
- Desire for new open spaces in areas currently lacking green space
- Desire to preserve existing tree canopy and enhance natural assets



Community Development

- Desire for focusing on local, neighborhood-focused retail + development
- Concerns about lack of housing and retail affordability, potential gentrification, and displacement due to development pressures and new development
- Desire for tools and policies that allow existing residents to remain in place

PROPOSED PLAN STRUCTURE

Plan Values

Plan Vision

Framework



Land Use +
Development



Inclusive Community
Development +
Quality of Life



Parks +
Open Space



Transportation +
Infrastructure

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Land Use +
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Inclusive Community
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Parks +
Open Space



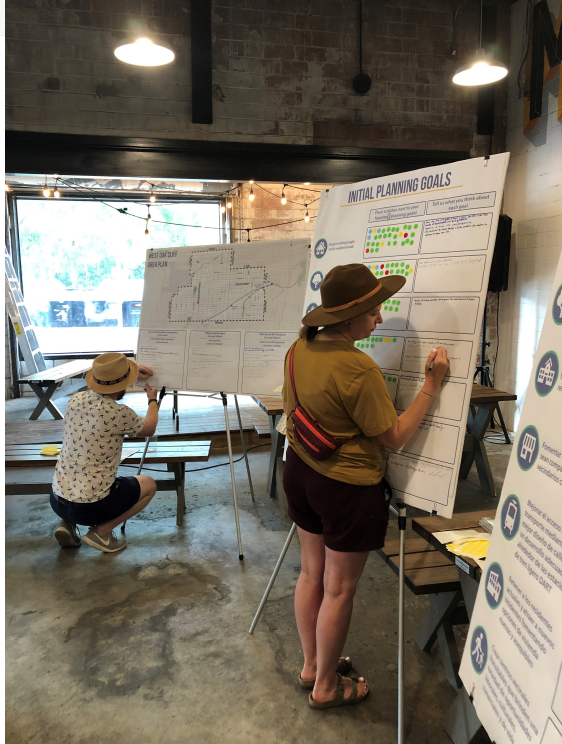
Transportation +
Infrastructure

ENGAGEMENT SUMMARY

Public Meetings		
Kickoff Meetings	November 19 th	168
	January 25 th	35
Virtual Visioning Meetings	April 27 th	58
	May 4 th	135
	June 1 st	78
	June 7 th	48
In-Person Meetings	June 12 th	≈ 100
	June 21 st	≈ 50

Public Feedback		
Online Survey	Number of Responses	140
Social Pinpoint Website	Total Visits	4,218
	# of Comments	170
	Surveys Completed	232
	Unique Users	1,156
Paper Survey	Number of Responses	93

IN-PERSON MEETINGS





Protect existing single-family neighborhoods.

66



Preserve natural areas and expand public parks and trails.

60



Preserve historic buildings by encouraging renovation and reuse

35



Improve transportation access through better street design and suitable development around DART light rail stations

22



Encourage businesses that are compatible with surrounding neighborhoods

32



Retain current residents and attract new residents by encouraging new and affordable housing choices

39



Create walkable neighborhood centers that provide a variety of work, cultural, shopping and living opportunities

52

INITIAL PLANNING GOALS

- IN-PERSON -



Protect existing single-family neighborhoods.

95



Preserve natural areas and expand public parks and trails.

64



Preserve historic buildings by encouraging renovation and reuse

41



Improve transportation access through better street design and suitable development around DART light rail stations

39



Encourage businesses that are compatible with surrounding neighborhoods

35



Retain current residents and attract new residents by encouraging new and affordable housing choices

47



Create walkable neighborhood centers that provide a variety of work, cultural, shopping and living opportunities

66

INITIAL PLANNING GOALS

- VIRTUAL -



Protect existing single-family neighborhoods.

161



Preserve natural areas and expand public parks and trails.

124



Preserve historic buildings by encouraging renovation and reuse

76



Improve transportation access through better street design and suitable development around DART light rail stations

61



Encourage businesses that are compatible with surrounding neighborhoods

67



Retain current residents and attract new residents by encouraging new and affordable housing choices

86



Create walkable neighborhood centers that provide a variety of work, cultural, shopping and living opportunities

118

INITIAL PLANNING GOALS

- TOTAL -



Protect existing single-family neighborhoods.

161

#1



Preserve natural areas and expand public parks and trails.

124

#2



Preserve historic buildings by encouraging renovation and reuse

76



Improve transportation access through better street design and suitable development around DART light rail stations

61



Encourage businesses that are compatible with surrounding neighborhoods

67



Retain current residents and attract new residents by encouraging new and affordable housing choices

86



Create walkable neighborhood centers that provide a variety of work, cultural, shopping and living opportunities

118

#3

INITIAL PLANNING GOALS

- TOTAL -

IDEAS FOR WEST OAK CLIFF

- Cultural center/ senior center
- Traffic calming/ sidewalks at Hampton/Clarendon
- Repair sidewalks
- Play areas
- More parks/green spaces
- Dog parks
- Better streets
- Better street lighting
- More/ better sidewalks
- Don't put orange cones on Hampton Road on weekend
- Provide more shared spaces for the community
- Utilize some commercial spaces as youth centers/ multi-use commercial spaces
- Improve Martin Weiss aquatic center
- Large recreation center
- Better landscaping and maintenance along major streets
- More art/public art spaces
- improve rec center
- Provide co-working space
- Public art spaces
- More civic engagement
- Free tool lending library would help homeowners
- Code enforcement toward single-family homes
- Piece/Catherine: affordable artist studios, promote support culture
- Need a grocery store (3 votes)
- Need more green space and parks (1 vote)
- Pave alleyways (ex: behind/between homes on Jefferson/Cain)
- Grocer competitor (7 votes)
- Speed bumps around Martin Weiss Park
- Speed bumps on 1200 McLean Avenue
- Second Bishop Arts. Homes converted into living and relaxing atmosphere
- Grocery store options (Central Market/HEB) (3 votes)
- Better food options than fast food (4 votes)
- Create trust in banks, remove all check cashing and title loan operations (1 vote)
- Soccer fields
- Improve shopping centers, especially Jerry's parking lot and surrounding
- Traffic calming on Ravinia and Jefferson
- Lower all speed limits to 10 mph and provide traffic calming measures on all streets with ROW less than 40' (1 vote)

VISION FOR WEST OAK CLIFF

- Welcoming without displacing long-term residents
- More inclusive planning with other neighborhoods
- *Lo que me gustaria es que disminoyera la delincuencia en el barrio.* (decrease in crime)
- Sustainability
- Significant increase of trash and recycling cans throughout town (yes!)
- Close any AA/NA groups that are near schools. Encourage better areas for these groups to meet. Not around schools or neighborhoods!
- Security and timely follow up on police action
- Bike-friendly streets
- Less light-pollution from businesses
- Less street racing (speed bumps)
- More wide sidewalks
- Keep it affordable
- Affordable housing
- More parks and Greenspace
- Bike trails in Weiss park
- Dog park
- New salons (upscale hair, nails, massage)
- Basketball courts (Weiss)
- Update, new, and improved shopping centers
- Water areas at parks for kids
- Correctly fix the roads, not just a temporary fix that leads to more potholes
- Increased code enforcement for dumping abandoned vehicles trash and unkempt yards
- Investing in long-term solid road repairs
- Increased lighting and sidewalks
- Accountability for celebratory gunshots
- No displacing of residents
- Free parking lots for DART riders at all 3 stations (Tyler Vernon has been closed for years). Need security for parking lots
- Promote more civic engagement so neighborhoods may run themselves without being so reliant on external government/police. And build a sense of community
- Affordable housing
- More public art spaces, more murals by local artists, landscaping with natural/native plants; landscaping maintenance on all main streets
- Dog parks
- Fix roads
- Quality sidewalks
- Street repair (coombs creek drive)
- Patrol street racing
- Minimizing negative impact of commercial areas between Westmoreland and Cockrell Hill on Clarendon
- Nature/trails activities.
- Less dependance on cars
- Keep the culture and history
- Increased code enforcement to control overgrown unkempt yards, trash, illegal dumping, animals chained up, broken down vehicles, sidewalk repair.
- Increase police patrolling 24/7
- Speed bumps around schools
- Low crime
- Safe waking areas
- Better lighting
- Gang-free streets
- Higher quality school buildings
- More community building land uses like library, public outdoor art space for local artists, small local woman immigrant and minority owned businesses.
- Keep affordable to long-term residents (20+ years) with property tax protection, free home improvements, no upzoning, no luxury townhomes/apartments, rental assistance and trade unions
- Inclusive, affordable so existing residents are able to stay in their homes and benefit from neighborhood change
- Affordable houses
- Spray grounds
- A bigger recreation center
- A trail
- Cultural center
- More senior activities
- Sidewalks (new ones and improve old ones)
- Fix streets
- More lighting
- Grocer options (only Tom Thumb on Hampton) (yes! Says someone)
- Affordable housing. Keep diversity (yes! And a seconded!)
- Safe and enriching community that serves the needs of our diverse population. New grocer competitor, bike lane to encourage our community to get out and support healthy lifestyles.
- Don't fix what works (leave exiting zoning).
- Coordinate streets and utility work so new pavement is not torn up
- Embrace the community that lives here, don't tax out long-time residents. Keep the feeling we have. No large buildings.
- Improvements to nearby schools
- 100% recycling for all residents
- Curbs on streets
- Public benches and a food truck park
- HEB (1 vote)
- Improve main thoroughfare street landscaping
- Speed enforcement – safer for pets and kids
- Slow down Ravinia
- Add left turn pockets on Hampton to both help traffic slow and increase safety
- Sidewalks on Ravinia and bike trail
- More stop signs anywhere on Clarendon
- Stop sign on S Oak Cliff Boulevard and Clarendon
- More bike lanes
- Little to no multifamily. No large apartments.
- Vocally support keeping Hispanic and working class people in their homes. Make this a priority. Talk about how important it is to keep property values stable, new businesses encouraged to be minority owned, new housing affordable. (Les than \$1000/month rent per month for 1500sf)
- Look at that map. Nobody who lives here works here. That is a matter of vision. (1 vote)
- Sidewalks on Wright Street (2 votes)
- Keep our pretty residential houses (no mcansions) (1 vote)

COMMUNITY VISION FOR WEST OAK CLIFF

WEST OAK CLIFF IS....

SAFE

SUSTAINABLE

DIVERSE

WELCOMING

ENRICHING NEIGHBORHOODS

UNIQUE NEIGHBORHOODS

CELEBRATES ITS PEOPLES

HISTORY

CULTURE.

IMPROVED QUALITY OF LIFE

HOUSING AFFORDABILITY

RETAIL AFFORDABILITY

PRESERVES SINGLE-FAMILY NEIGHBORHOODS

PROTECTS AND ENHANCES NATURAL AMENITIES

NEW PARKS

SAFE FOR PEDESTRIANS

SAFE FOR CYCLISTS

PROTECT HISTORIC BUILDINGS

WALKABLE

PROMOTES LOCAL ARTISTS AND PUBLIC ART

HUMAN-SCALE

HUMAN-FOCUSED

BETTER ACCESS TO COMMUNITY RESOURCES

SUPPORTS LOCAL, MINORITY, WOMAN, AND

IMMIGRANT-OWNED LOCAL BUSINESSES

TRAFFIC CALMING

WHAT DO YOU THINK THE VISION STATEMENT FOR THE PLAN SHOULD INCLUDE?

- Resilient and well-established area
- Well-known for being neighborhood of single-family homes where people know each other
- Diverse in all senses (age, race, background, employment, income)
- A neighborhood rich in culture (how we use neighborhood, how we interact, visible to neighbors, neighborliness, Latino/Latino-enriched, Hispanic merchants, Chicano/a, El Salvadorian, Guatemalans)
- Cultural and historical significance
- West Oak Cliff is a diverse collection of people, cultures and communities who's unique history work together to create a special place in the City of Dallas
- Safer, inclusive space
- More walkable, people-oriented plaza/square (space for all)
- Family-relations/social interactions/multi-generational households
- Diverse housing stock at multiple price points
- Rich in art (murals) and performing arts



WHAT VALUES DO YOU THINK SHOULD DEFINE THE PLAN?

Equity
Inclusivity
Respect
Opportunity (Economic, Educational, Recreational)
Efficient
Fulfilling
Well-connected (transit) / connectivity
Walkability
Natural
"no visible signs of poverty"
Affordability



WEST OAK CLIFF AREA PLAN

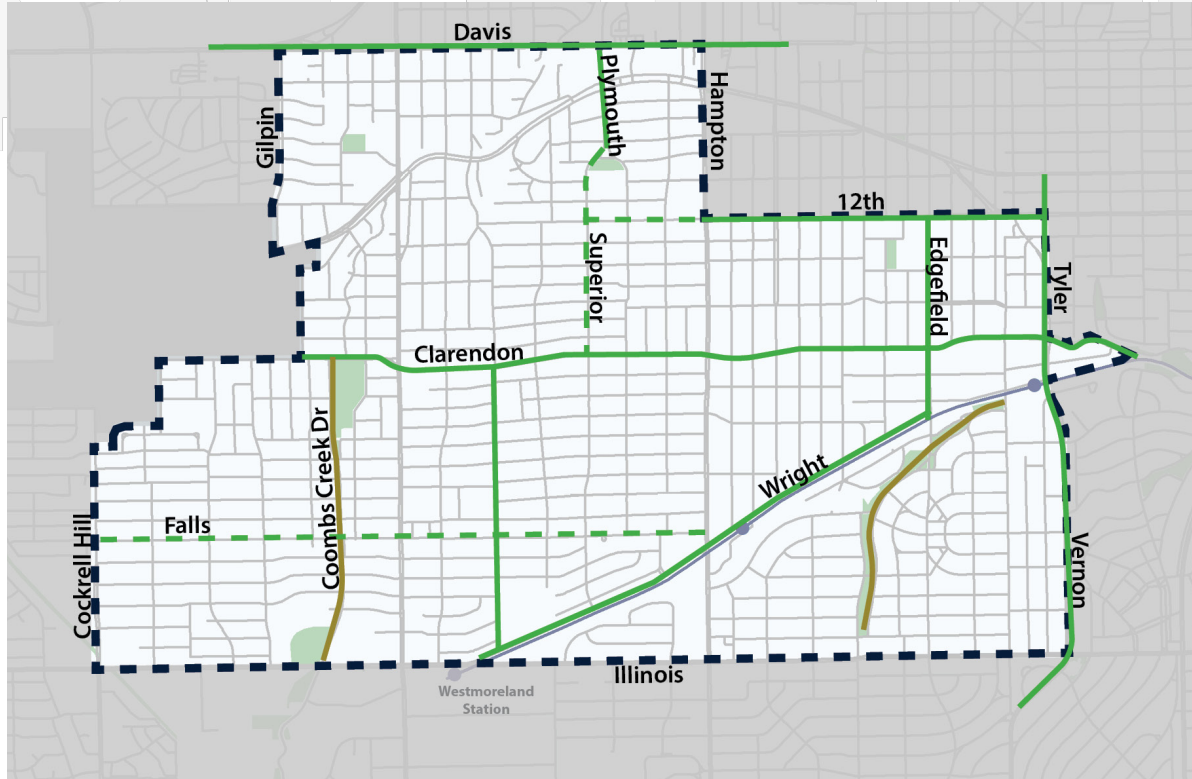
TRANSPORTATION + INFRASTRUCTURE

TRANSPORTATION + INFRASTRUCTURE

- 1) **NEW SIDEWALKS / SIDEWALK IMPROVEMENTS
(INCLUDES SAFE ROUTES TO SCHOOL)**
- 2) **PUBLIC REALM + URBAN DESIGN + PLACEMAKING
ENHANCEMENTS**
- 3) **TRAFFIC CALMING**
- 4) **MULTIMODAL / BIKE IMPROVEMENTS**

- Using initial input from public meetings and Social Pinpoint, PUD met with Transportation to begin to identify strategies and recommendations
- Taskforce will be critical in identify top priorities within each of these categories since there will not be a budget for all of the potential improvements
- This should occur after focus area meetings occur

POTENTIAL BIKE NETWORK



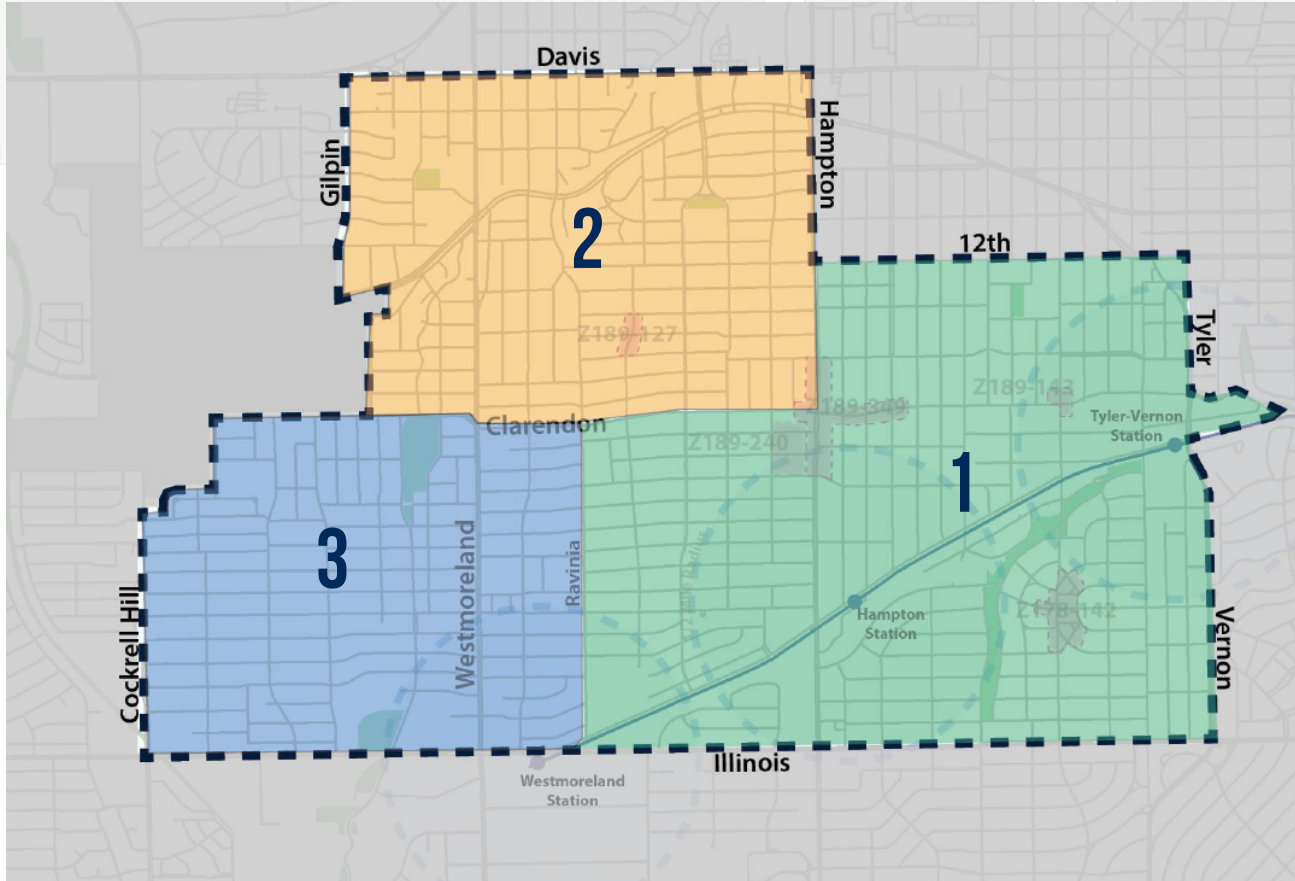
- Proposed Dedicated Bike Lanes
- Proposed Sharrows



WEST OAK CLIFF AREA PLAN

PROPOSED PROCESS FORWARD

HERITAGE OAK CLIFF PROPOSAL



- Phased approach proposed by Heritage Oak Cliff
- Divide West Oak Cliff into 3 areas based off neighborhood characteristics and “risk to gentrifying”
- Goal would be to tackle Area 1 first, then 2, then 3

P+UD PROPOSAL

AREAS WITH NA REPRESENTATION

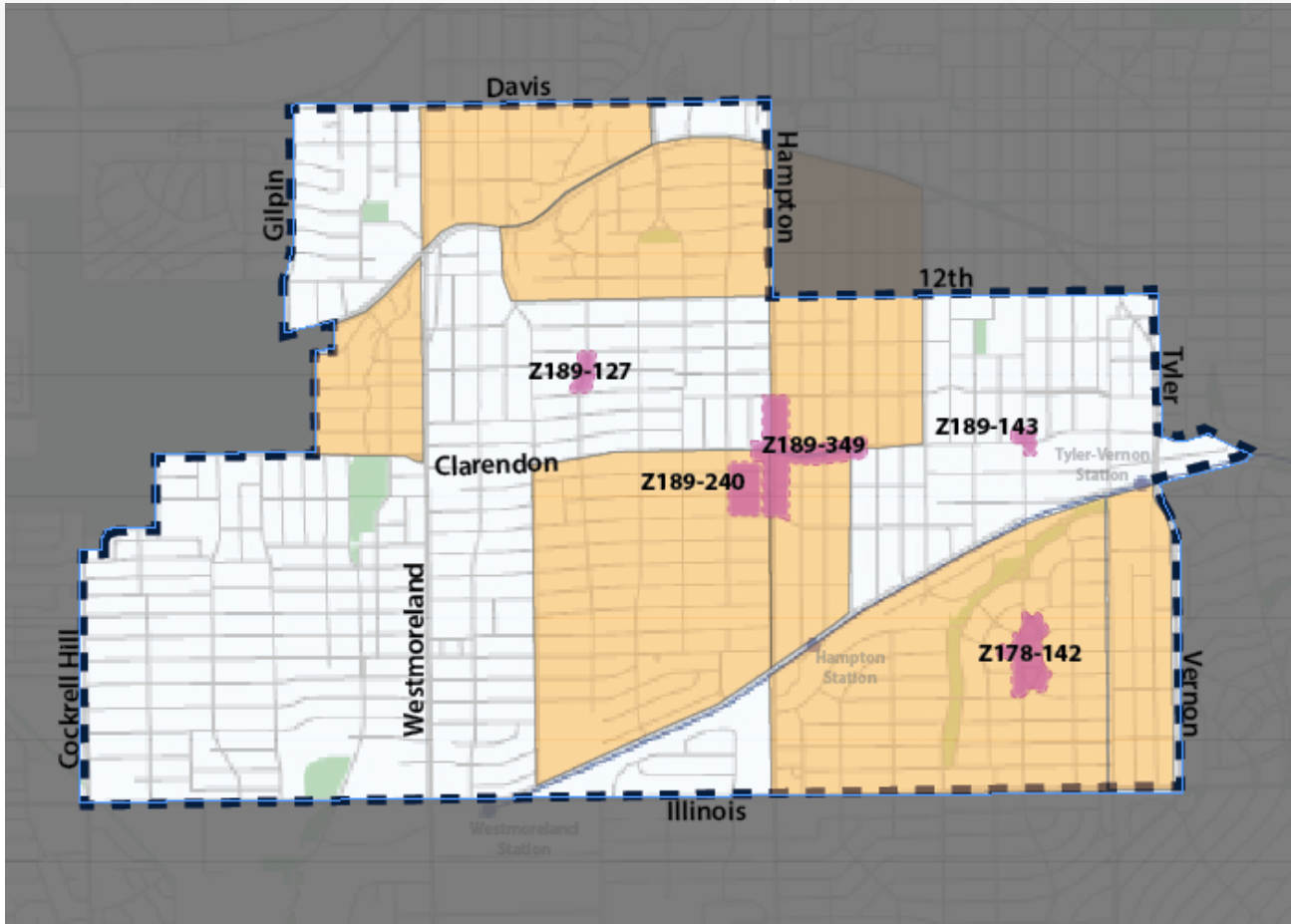
1. Add representatives from the 3 new associations being formed to the taskforce
2. Host **neighborhood-focused vision workshops** in Fall to develop detailed future land use vision for these areas and inform authorized hearing visioning
3. Use NAs to vet land use recommendations detailed in rough draft of plan, in addition to holding public meetings*

AREAS WITHOUT NA REPRESENTATION

1. Partner with local organizations/ neighborhood leaders to conduct targeted outreach to inform residents about upcoming public meetings and the area planning effort more generally.
2. Conduct **targeted capacity building workshops** in these areas prior to neighborhood visioning workshops.
3. Conduct **neighborhood visioning workshops**. (will focus primarily on Open Space, Infrastructure, and other concerns)
4. Make **no recommended land use changes** to these areas unless explicitly requested, but will make recommendations related to Parks + Open Space, Transportation + Infrastructure, and Community Development *

* Targeted outreach will be conducted in **all areas**, with particular focus on unrepresented areas, to inform all residents about recommendations outlined in rough draft of plan. Community meetings will be held to receive public feedback.

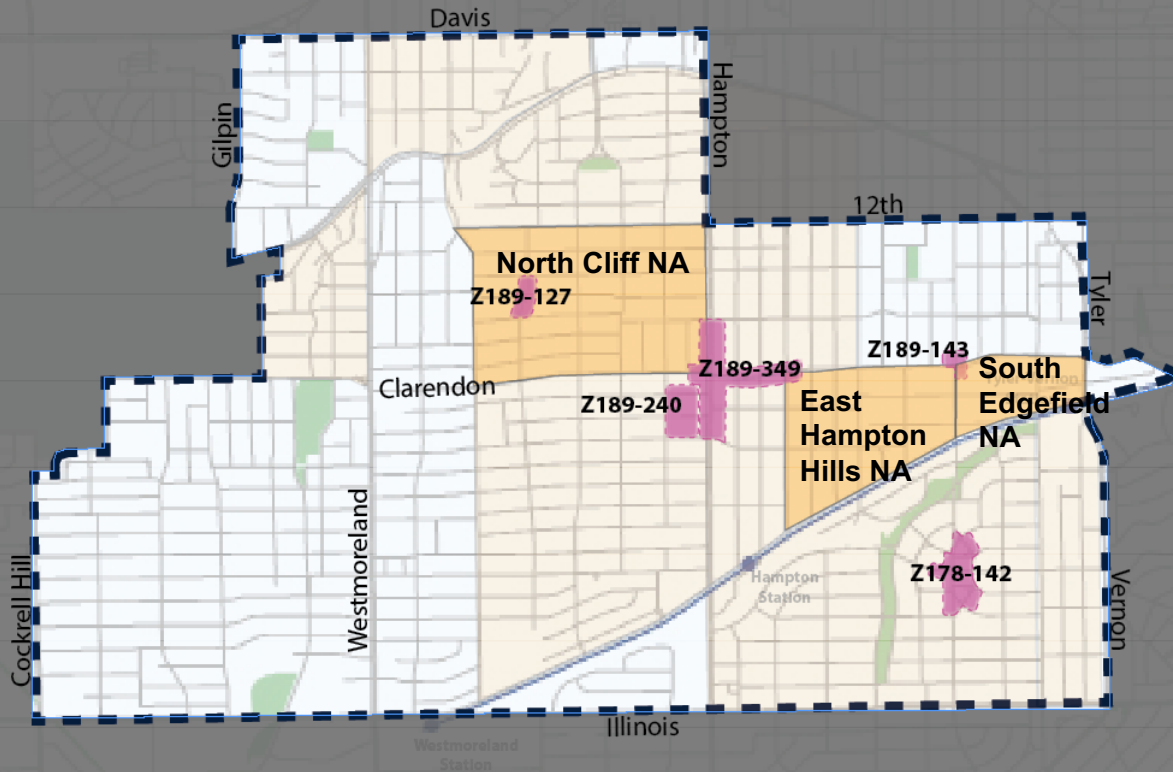
Note: Engagement should occur in-person via open house to maximize the quality and quantity of the input and enable Spanish language needs to be addressed more effectively. But we will continue to monitor COVID-19 and will conduct meetings in the safest format.



NEIGHBORHOOD ASSOCIATIONS WITH TASKFORCE REPRESENTATION CURRENTLY

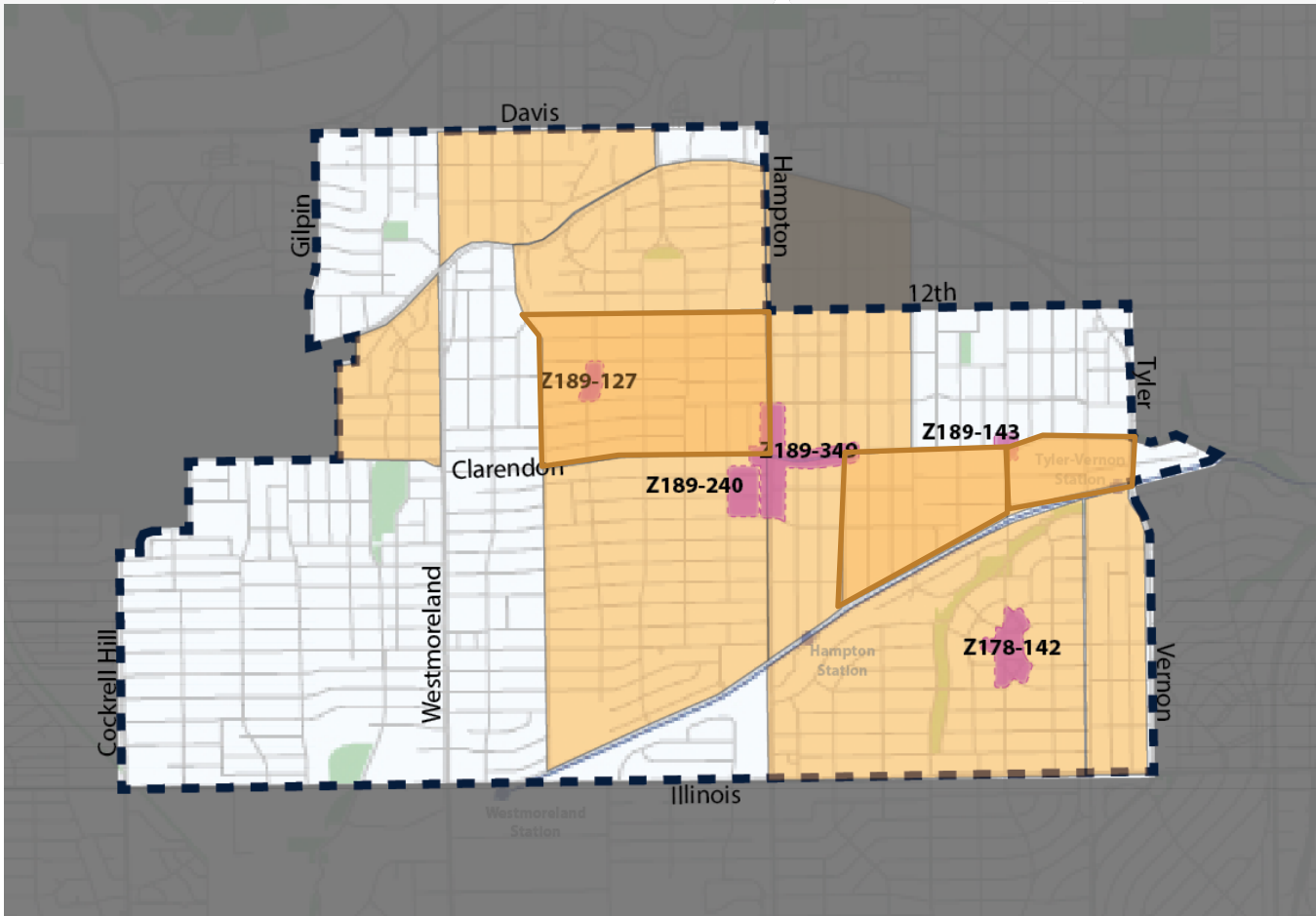
- Polk-Vernon NA
- Elmwood NA
- Hampton Hills NA
- Sunset Hill NA
- Jimtown NA
- Kessler Plaza/
Ravinia Heights NA
- Beverly Hills NA
- The Dells NA

ADDITIONAL NEIGHBORHOOD ASSOCIATIONS BEING CREATED



- North Cliff NA
- East Hampton Hills NA
- South Edgefield NA

AREAS WITH NEIGHBORHOOD ASSOCIATIONS



- **58% of West Oak Cliff Area will be covered by NAs**

AREAS WITHOUT REPRESENTATION

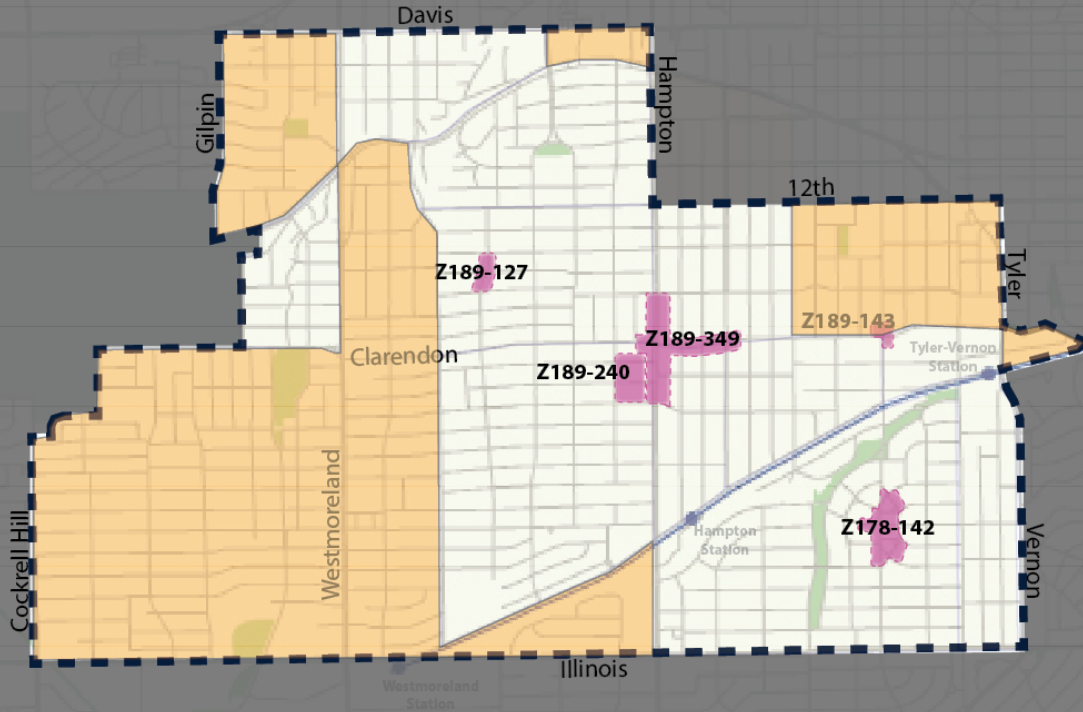
CAPACITY BUILDING WORKSHOPS

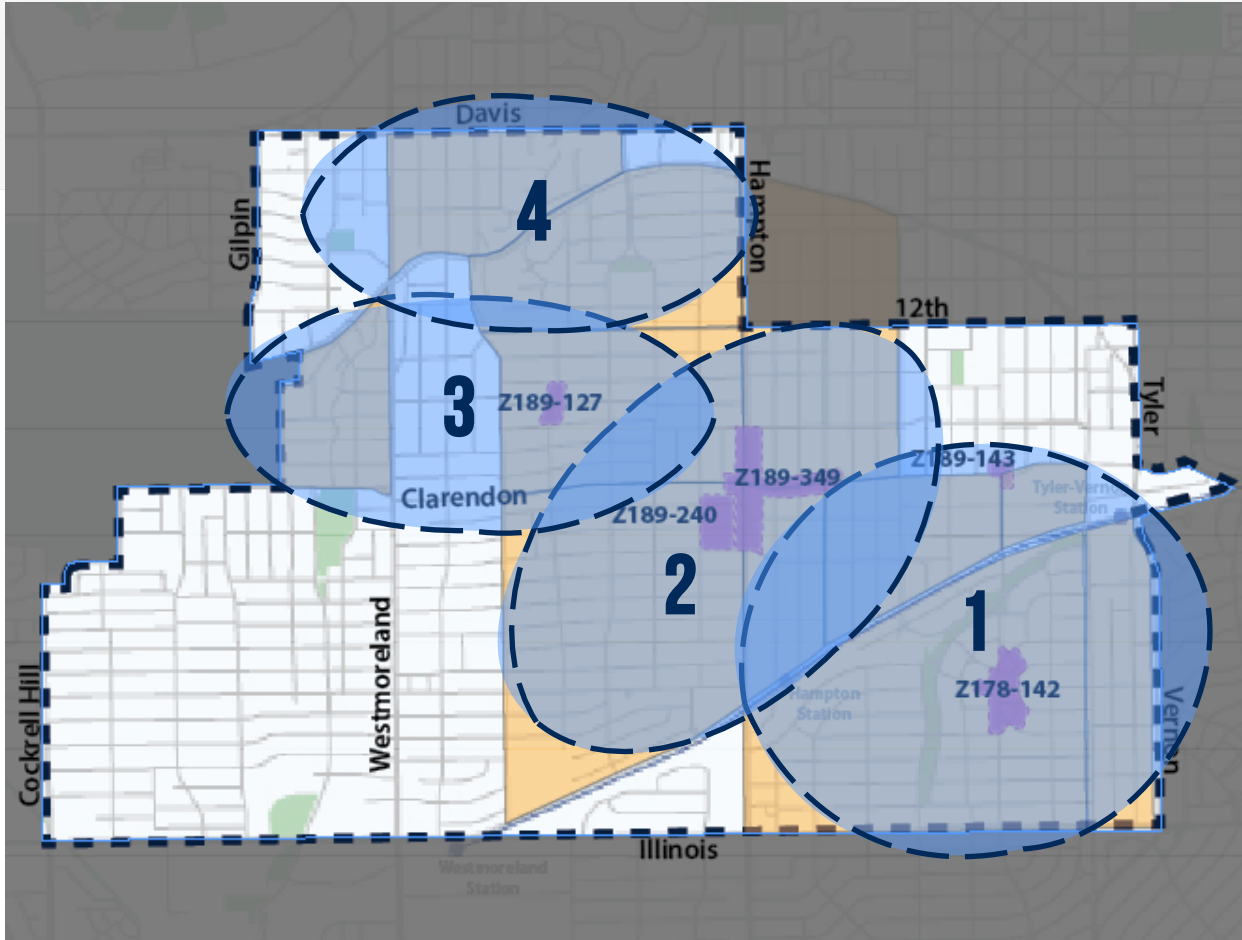
Zoning and Area Planning 101

- 2 bilingual targeted workshops (1 on east side of area, one on west) in August

How to Create a Neighborhood Association

- 2 bilingual targeted workshops (1 on east side of area, one on west) in September

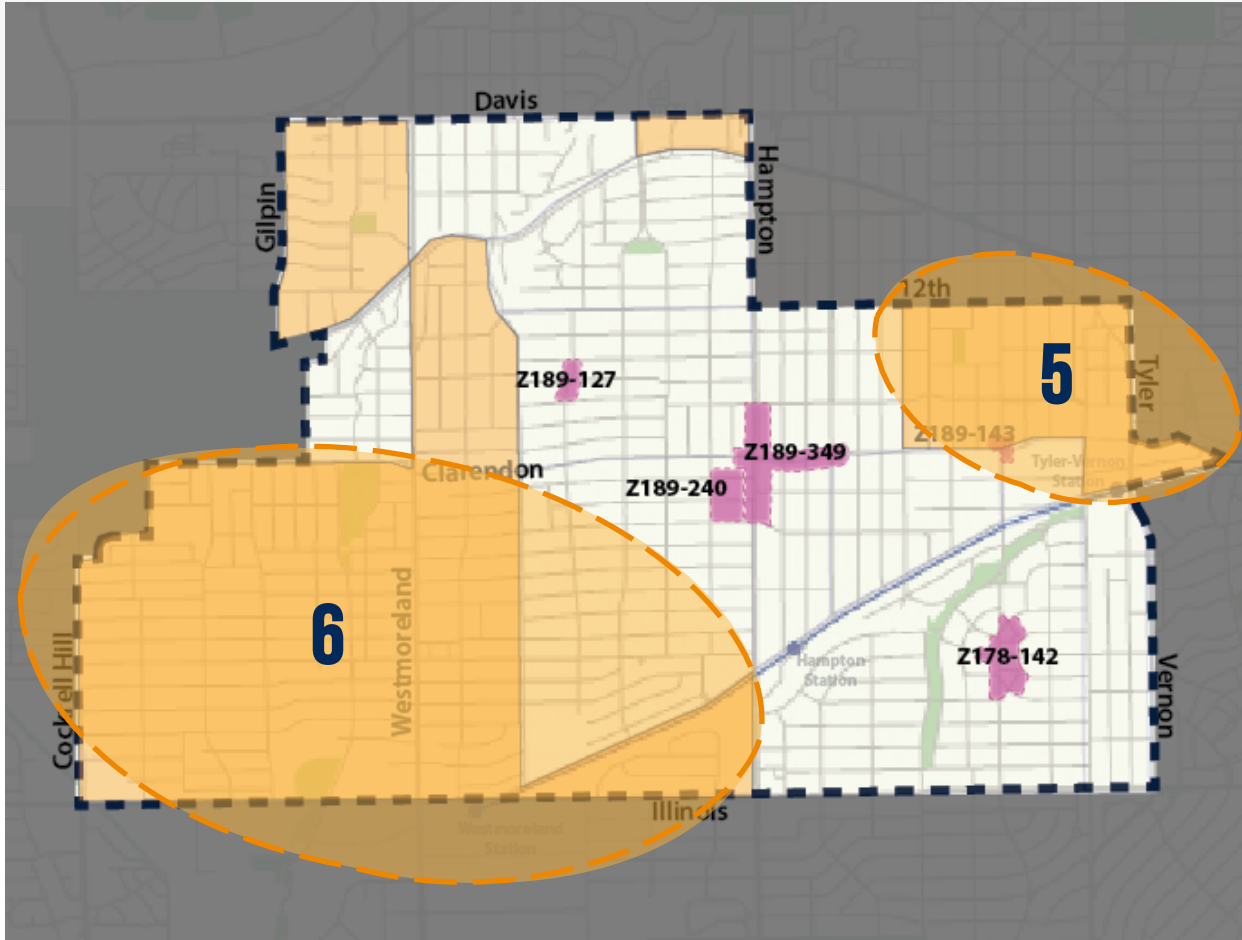




AREAS WITH REPRESENTATION

NEIGHBORHOOD VISION WORKSHOPS

- Area 1: Early September
- Area 2: Mid September
- Area 3: Early October
- Area 4: Early October

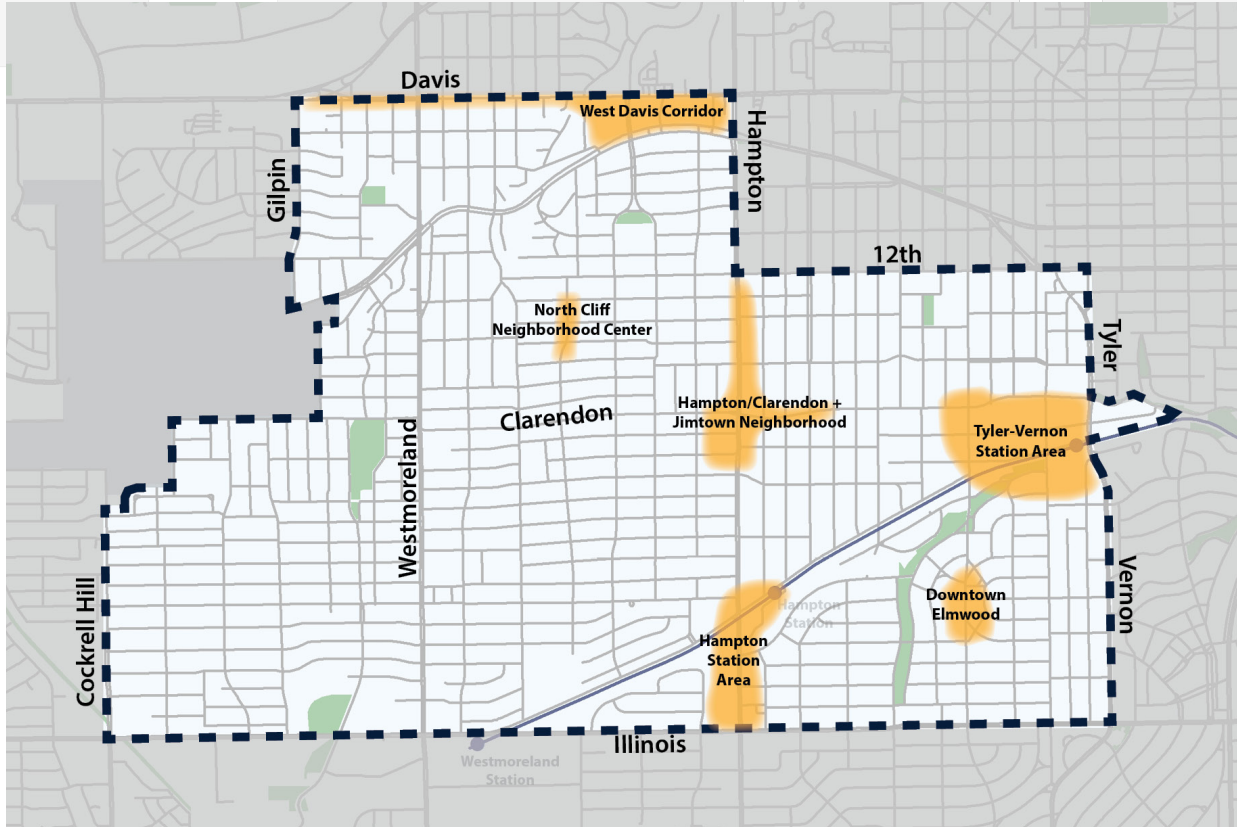


AREAS WITHOUT REPRESENTATION

NEIGHBORHOOD VISION WORKSHOPS

- Area 5: Mid October
- Area 6: Mid October

PROPOSED FOCUS AREAS



West Davis Corridor

North Cliff Neighborhood Center

Hampton/Clarendon Intersection

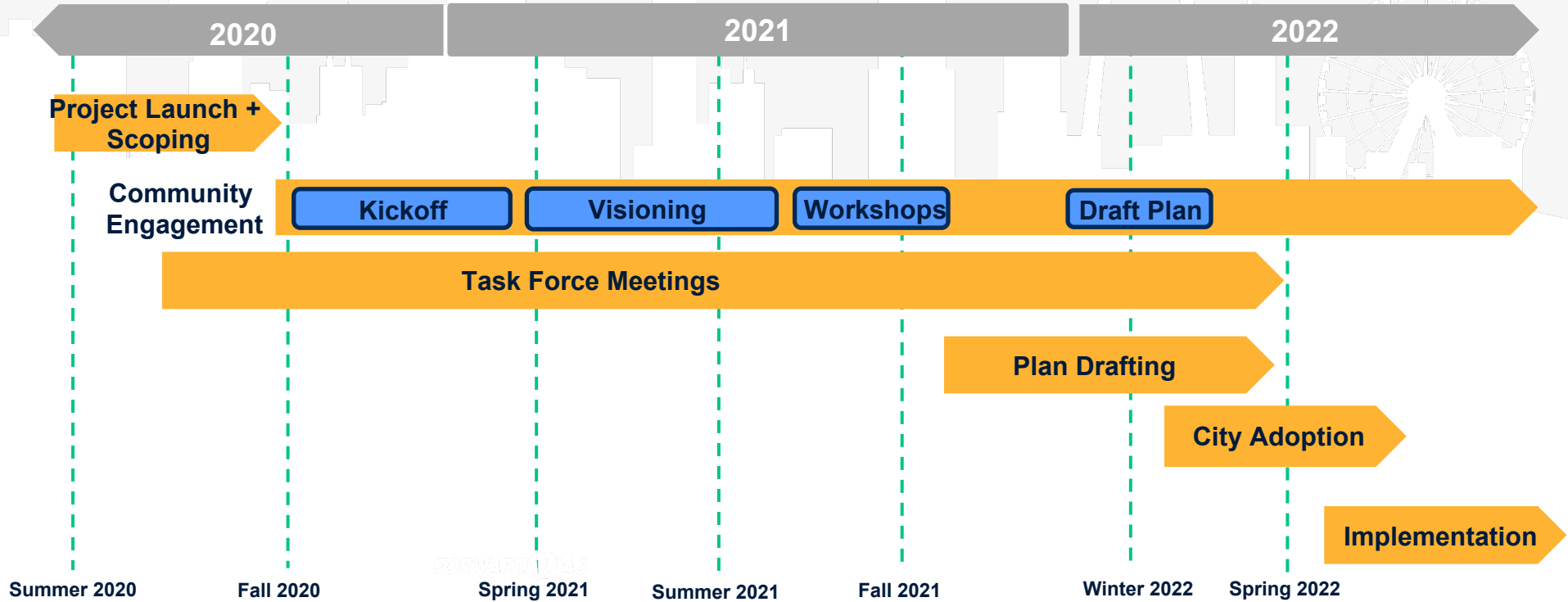
Jimtown Neighborhood

Tyler-Vernon Station Area

Downtown Elmwood

Hampton Station Area

PROPOSED REVISED SCHEDULE





DISCUSSION



WEST OAK CLIFF AREA PLAN

NEXT STEPS

NEXT TASKFORCE MEETING



- New taskforce members should be onboard by next meeting
- In-Person? TBD

Agenda:

- Confirm Vision and Values
- Presentation from SDC about authorized hearings
- Anti-Displacement/Gentrification strategies presentation and discussion



UPCOMING COMMUNITY MEETINGS



- Targeted neighborhood capacity building workshops will occur in August and September
- Neighborhood Visioning Meetings: Dates will be announced soon!
- Roughly five focus area and neighborhood visioning meetings will occur in Fall 2021





WEST OAK CLIFF AREA PLAN

