

# WEST OAK CLIFF

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AREA PLAN

## TASKFORCE MEETING #6

MARCH 29, 2021



# MEETING OVERVIEW

## 1. Community Meetings Recap

November 19<sup>th</sup> Community Meeting Feedback  
January 25<sup>th</sup> Spanish Meeting Feedback  
Online Survey Feedback  
Summary of Comments

## 2. Study Area Boundary Expansion

## 3. Other Planning Efforts

## 4. Community Meeting #2: Community Visioning

## 5. Taskforce Input

## 6. Next Steps



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# COMMUNITY MEETINGS RECAP

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TASKFORCE MEETING #6

# ONLINE SURVEY FEEDBACK

**108** **TOTAL**  
**RESPONSES**

**101** IN ENGLISH  
**7** IN SPANISH

**\*AS OF 8AM ON 3.26.2021**

# ONLINE SURVEY FEEDBACK

90%

LIVE IN AREA

30%

WORK IN AREA

80%

OWN PROPERTY  
IN AREA

HIGHEST RATED  
PLANNING PRIORITIES

1. PROTECT EXISTING SINGLE-FAMILY NEIGHBORHOODS
2. CREATE WALKABLE NEIGHBORHOOD CENTERS
3. PRESERVE/ENHANCE NATURAL AREAS + OPEN SPACE

# SUMMARY OF FOCUS



## Land Use + Development

- Preserve existing singlefamily neighborhood while allowing for new housing in appropriate locations and compatible “gentle density”
- Ensure important historic structures are able to find new life through reformed parking requirements
- New commercial/ mixed-use development compatible with surrounding neighborhoods
- New compatible, 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



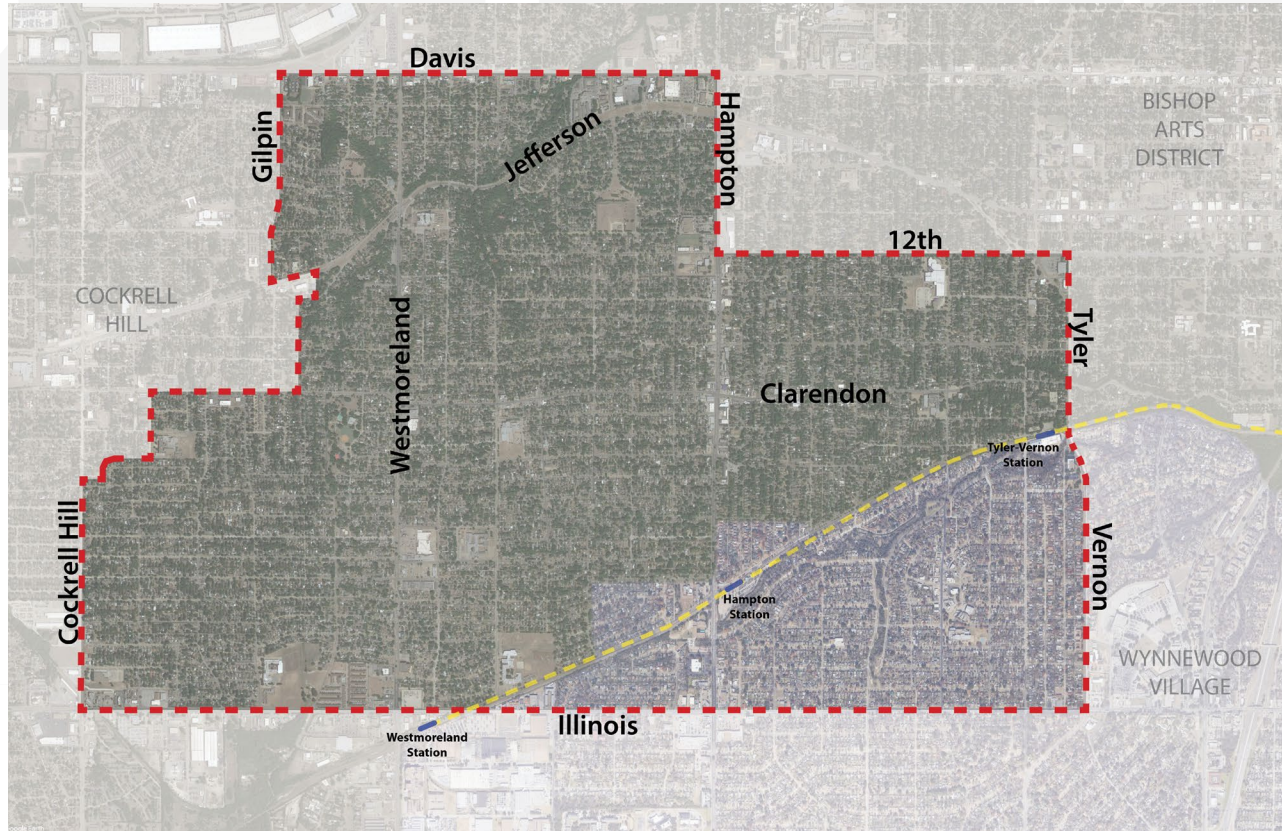
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# STUDY AREA BOUNDARY EXPANSION

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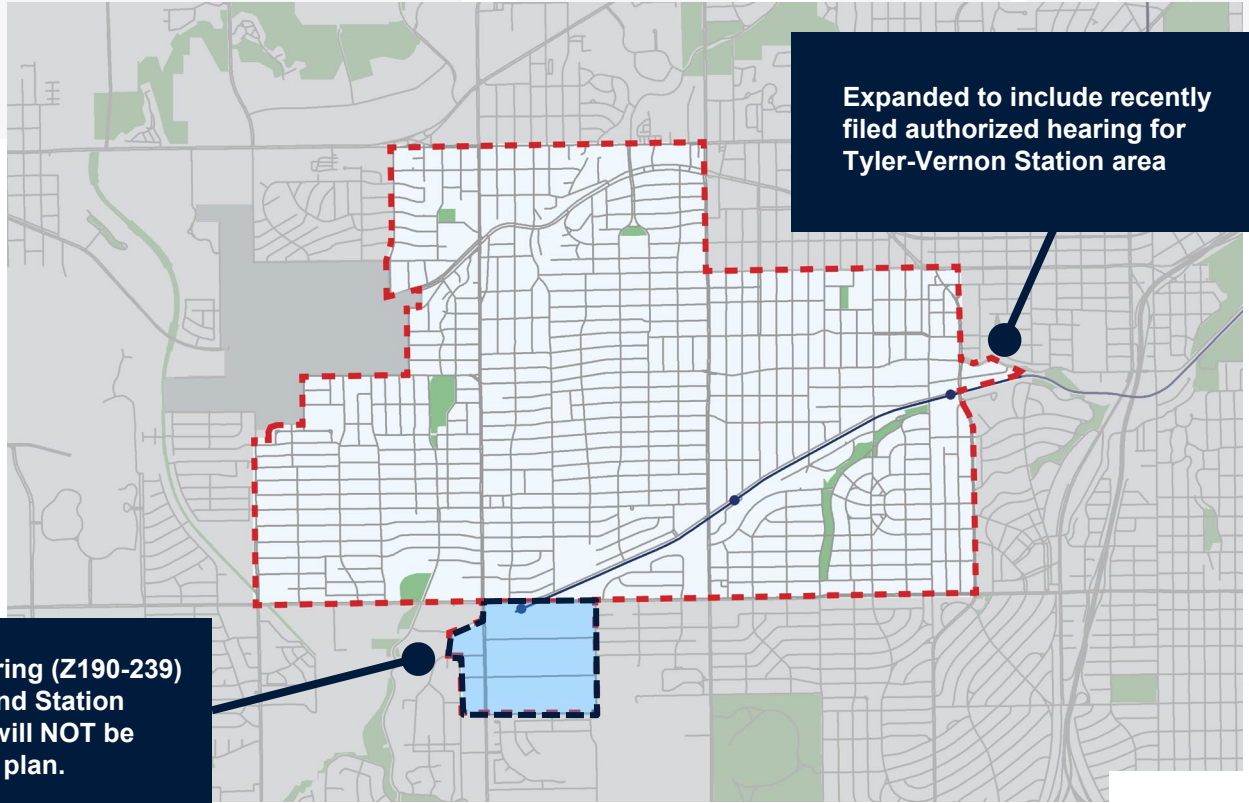
# CURRENT BOUNDARY







# PROPOSED BOUNDARY EXPANSION



Expanded to include recently filed authorized hearing for Tyler-Vernon Station area

Authorized hearing (Z190-239) for Westmoreland Station industrial area will NOT be included in this plan.



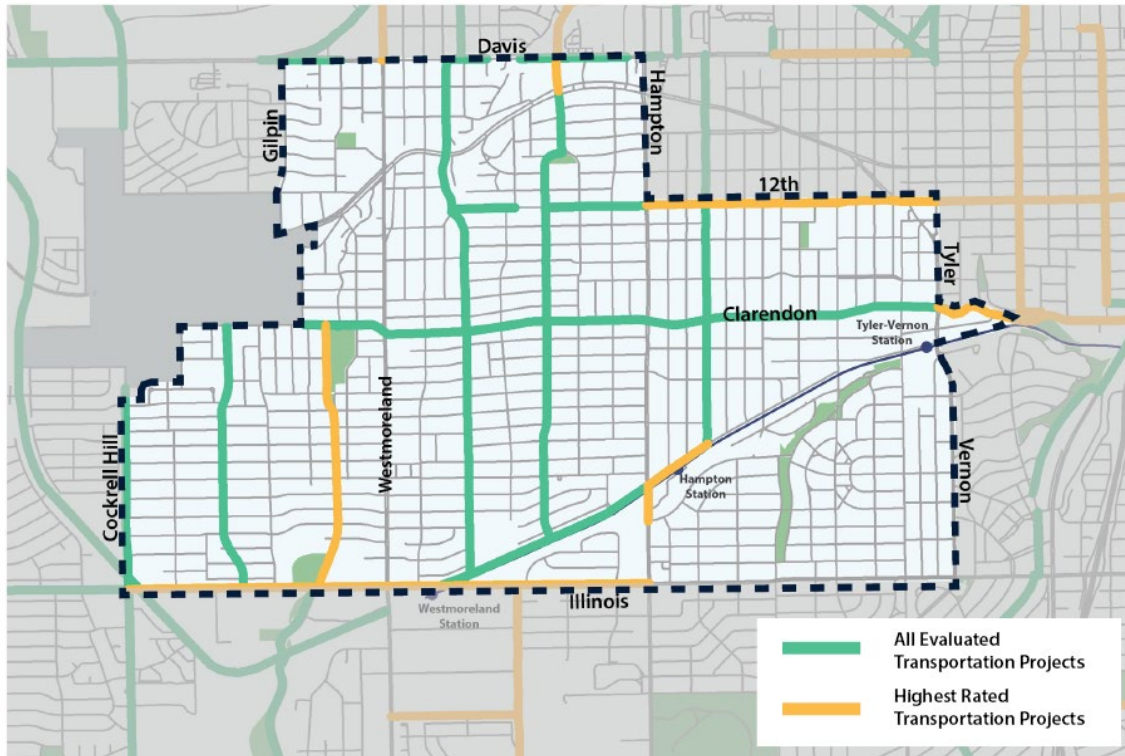
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# OVERLAP WITH OTHER PLANNING EFFORTS

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TASKFORCE MEETING #6

# CONNECT DALLAS [DRAFT]



ConnectDallas Evaluated Projects

Source: City of Dallas Department of Transportation

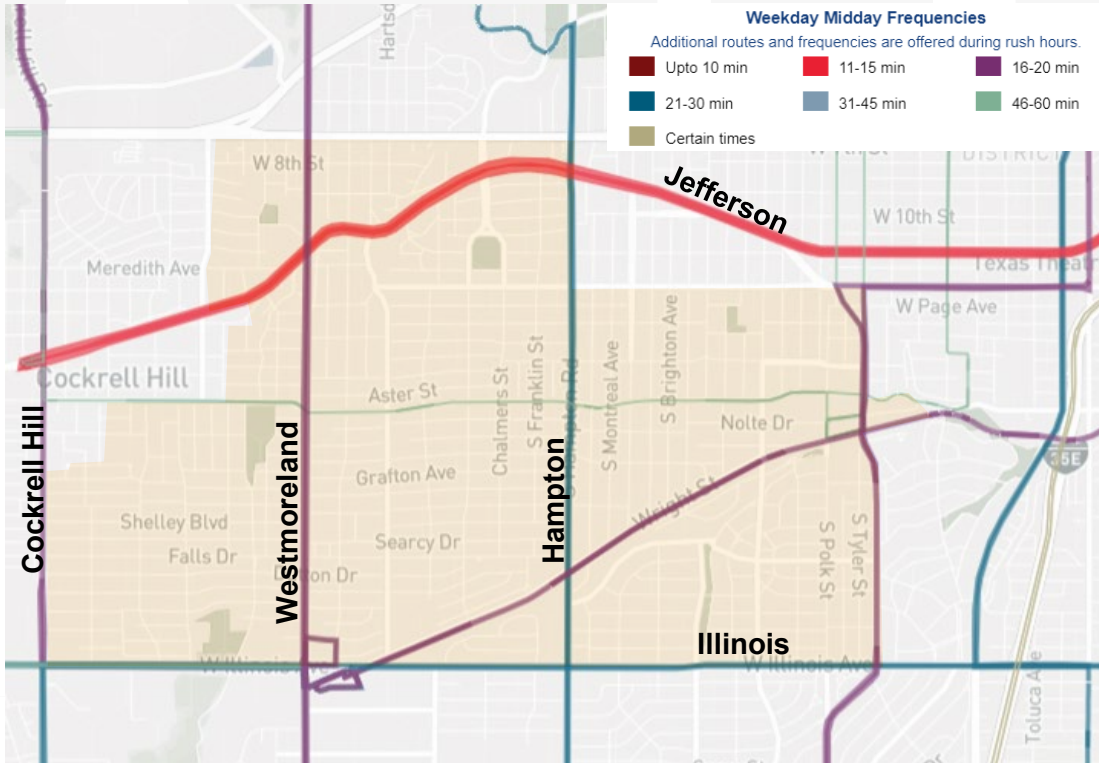
The Dallas Strategic Mobility Plan evaluated 500+ projects from the Dallas Bike Plan, Needs Inventory, Trails Plan, NCTCOG Mobility 2045, etc.

Some projects scored more highly than others based of evaluation criteria such as safety, equity, sustainability, and innovation

### Projects in the West Oak Cliff Study Area:

1. Shared Use Path on Illinois between Cockrell Hill and Hampton
2. Roadway improvements on Coombs Creek Drive
3. Bike lanes on 12<sup>th</sup>, Clarendon, and Plymouth
4. Pedestrian/trail enhancements around Hampton Station

# DART ZOOM [DRAFT]



- DART is proposing an update to their bus network. If adopted, it would be implemented in January 2022.
- Proposed network would:
  - Remove routes on Davis (542, 568), Edgefield (21), Ferndale, and Berkley
  - Increase frequency on Jefferson, Cockrell Hill, Illinois, Tyler/Vernon
  - Would add a new route on Wright
  - Routes would remain unchanged on Clarendon, Westmoreland, and Hampton.
- There will be a public meeting at Noon on April 22<sup>nd</sup> for SW Dallas. Details to follow via email.






# DALLAS SIDEWALK MASTER PLAN

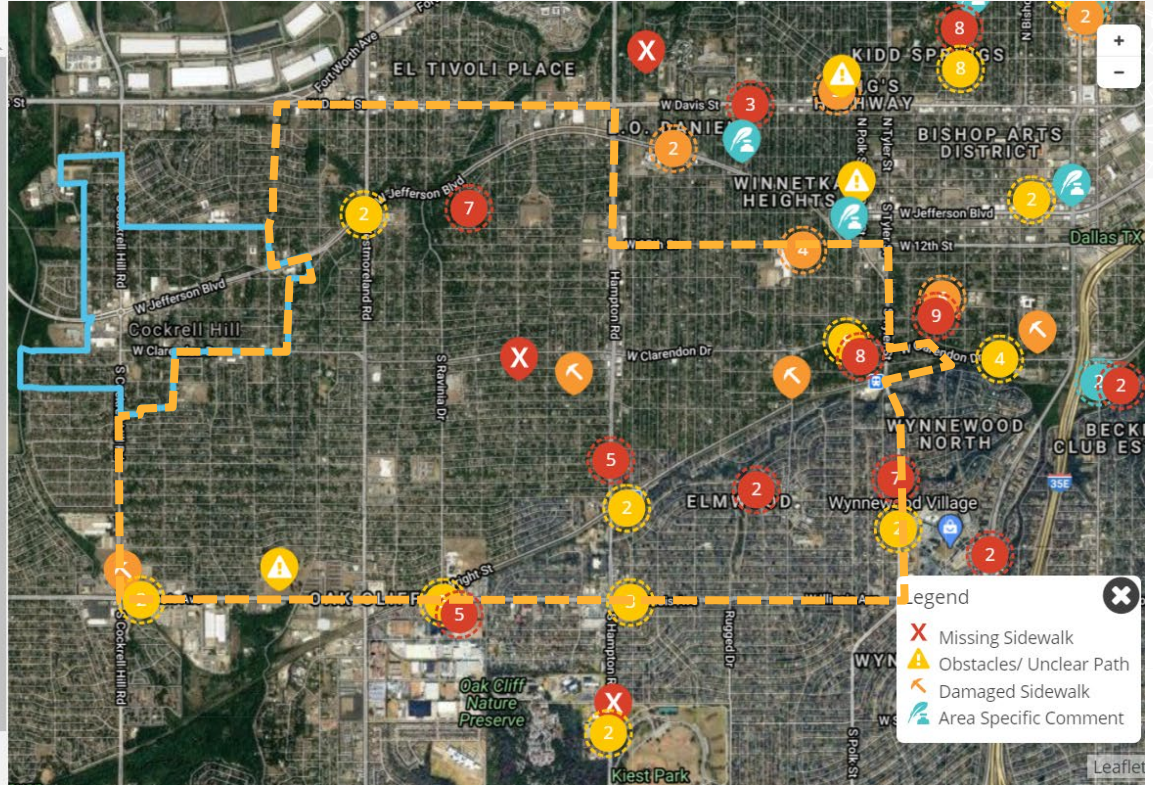
## About

Welcome to the Dallas Sidewalk Interactive Map Collaboration! The boundary you see shows the Dallas city limits. Please see below for mapping instructions:

### City of Dallas MAP SURVEY INSTRUCTIONS

Thanks for visiting our map survey! Here are some instructions on how to leave a comment:

- 1 Zoom to the location of your comment.
  - 2 Click the "Add Comment" button and choose your comment type.  

-  Missing Sidewalk  
 Obstacles/ Unclear Path  
 Damaged Sidewalk  
 Area Specific Comment
- 3 Place your comment marker.
  - 4 Describe your comment in the text box, and provide your name and email.







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# COMMUNITY MEETING #2

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TASKFORCE MEETING #6



# LAND USE/DEVELOPMENT VISIONING

## Purpose:

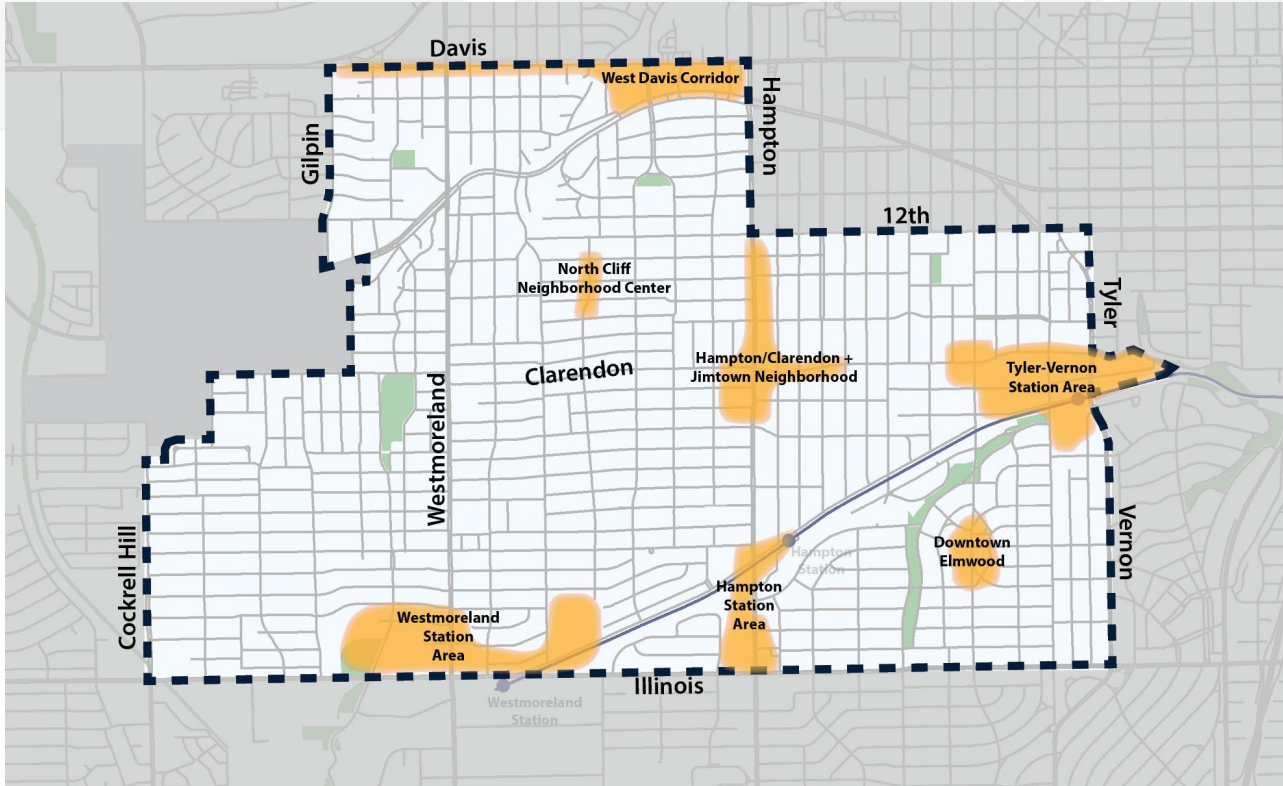
- To capture feedback about how the community would like to see the study area grow and develop over time.
- Capture specific input on existing land use issues, locations/opportunities for future development, street and infrastructure improvements, open space/parks concerns, and other community development concerns such as gentrification



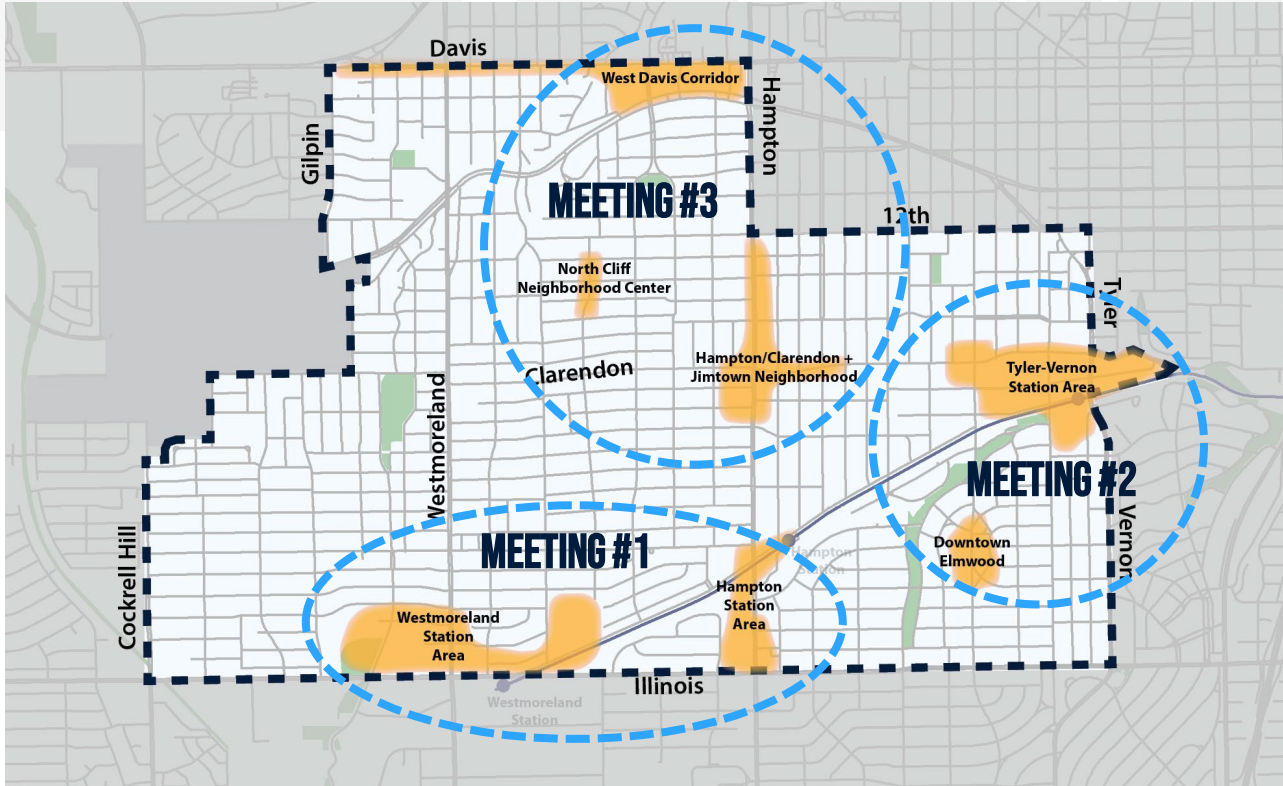
# LAND USE/DEVELOPMENT VISIONING

- Entire Study Area meeting will occur in April or May (Date TBD soon)
- Specific focus area meetings will follow the next week
  1. Westmoreland and Hampton Station Areas
  2. Downtown Elmwood and TyleVernon Area
  3. Hampton/Clarendon/ Jimtown + North Cliff + West Davis Areas
- All meetings will be conducted on Webex. Spanish meetings will occur simultaneously in same meeting in a separate “breakout room”.
- Meetings will be supplemented through a comprehensive online survey
- Goal is to receive feedback for land development vision for the entire study area while also focusing on specific “focus areas” that have previously been identified, whether due to existing issues, upcoming authorized hearings, or for their potential development opportunities

# AREAS OF FOCUS



# AREAS OF FOCUS



# PROPOSED AGENDA

## Entire Study Area Meeting Agenda

- |                                                    |            |
|----------------------------------------------------|------------|
| I. Introduction/ Overview of Area Planning process | 90 Minutes |
| II. Overview of community feedback thus far        | 10 Minutes |
| III. 5 Initial Live Polling Questions              | 5 Minutes  |
| IV. Input on Land Use                              | 5 Minutes  |
| V. Input on Transportation                         | 15 Minutes |
| VI. Input on Open Space                            | 15 Minutes |
| VII. Input on Community Development                | 10 Minutes |
| VIII. Remaining Q&A                                | 10 Minutes |
| IX. Next Steps                                     | 10 Minutes |

# FOCUS AREA MEETINGS

Westmoreland and Hampton Station Areas

Downtown Elmwood and Tyler/Vernon Area

Hampton/Clarendon/Jimtown + North Cliff + West Davis Areas

## Agenda (60-90 Minutes)

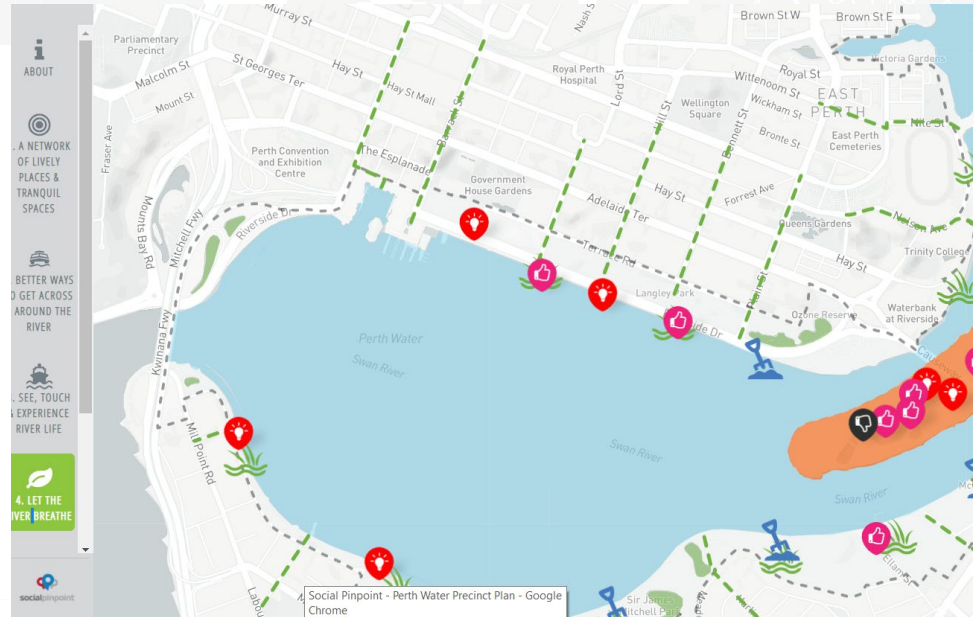
- |                                                   |            |
|---------------------------------------------------|------------|
| I. Introduction/ Area Planning Overview           | 10 Minutes |
| II. Focus Area(s) Overview                        | 5 Minutes  |
| III. 5 Initial Polling Questions                  | 5 Minutes  |
| IV. Open Ended Questions (What you like/not like) | 10 Minutes |
| V. 3 More Polling Questions                       | 5 Minutes  |
| VI. Map-Specific Engagement                       | 15 Minutes |
| VII. Final Q+A                                    | 5 Minutes  |
| VIII. Next Steps                                  | 5 Minutes  |

# SPANISH TRANSLATION

- All meetings will occur in Webex, which has built-in “breakout rooms”
- A fully-translated meeting will occur in a preestablished breakout room, happening simultaneously to the English meeting in the “main room”.
- All participants will simply log into the meeting by clicking the WebEx hyperlink. Once in the meeting, there will be a slide on screening telling people where to navigate for the Spanish meeting.

# SURVEY/ FEEDBACK TOOL

- We are in the process of procuring an online engagement tool called Social Pinpoint to help provide geographic specific feedback.
- This is the same tool used as a part of the Dallas Sidewalk Master Plan.
- Would also include various survey tools, allowing us to get specific feedback about each of the focus areas.
- Also working on a process for a paper based tool for citizens with limited technology access.







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# TASKFORCE INPUT

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TASKFORCE MEETING #6

# GIVE US YOUR FEEDBACK



## Land Use + Development

- Are there specific locations where you would like to see new types of land uses in the area? What types and where?
- Are there locations where you have concerns about existing land uses/types of development?

# GIVE US YOUR FEEDBACK



## Transportation + Infrastructure

- What improvements to the streets would make walking and biking more enjoyable?
- Are there specific areas where walking and biking does not feel safe?
- Are there any locations where you would like better or wider sidewalks or bike lanes?

# GIVE US YOUR FEEDBACK



## Parks and Open Space

- What would encourage you to use the neighborhood's parks and open spaces more?
- Are there specific areas you would like to see more open space or new trails? If so, where and what types of uses would you like to see?
- Are there any improvements you would like to see in accessing existing parks or open space?

# GIVE US YOUR FEEDBACK



## Community Development

- What do you like about recent, more rapid changes in the area?  
What are you concerned about?
- What makes you feel safe in your neighborhood?
- Where do you feel safe? Where are locations you feel unsafe?



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# NEXT STEPS

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TASKFORCE MEETING #5

# WHAT HAPPENS AFTER VISIONING MEETINGS?

- After all of the community visioning public meetings have occurred, we will synthesize the comments and present that back to the taskforce the following month.
- At that taskforce meeting, we will ask for final input and feedback.
- Next, we will begin drafting the plan.
- This will involve numerous meetings with relevant city departments (Transportation, Sustainable Development) and stakeholder groups (DART, Trust for Public Land, etc.)
- We will also conduct some design charrettes for the key focus areas. Please let us know if you would be interested in being involved in those meetings.
- Once a draft is written, we will present it to the taskforce for initial feedback.



**ANY QUESTIONS?**





# WEST OAK CLIFF AREA PLAN

