

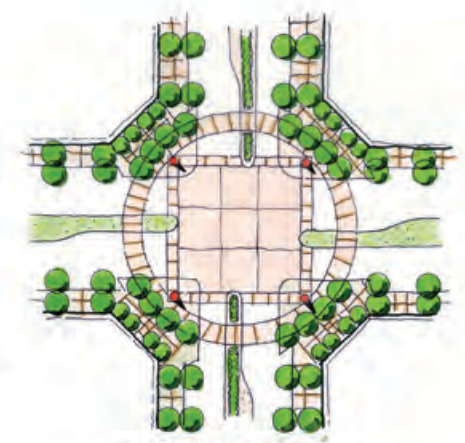
- 1 MAKE BUCKNER PEDESTRIAN FRIENDLY**
 - Buffer sidewalks from traffic lane, widen sidewalks
 - Make street section/intersections more human scale
 - Bring business fronts up to street, move more parking behind
 - Improve safety- lighting, more presence, police storefront office in mixed-use area on Buckner
- 2 IMPROVE THE QUALITY OF RETAIL**
 - Discourage car lots/large lot
 - More speciality shops
 - Mixed - use housing over retail
 - More restaurants
- 3 CIRCULATOR OR TROLLEY ALONG BUCKNER**
 - Possible connections to new DART stations beyond either end
 - Bus shelters, pocket parks at bus stops
- 4 REVITALIZE PLEASANT GROVE SHOPPING CENTER**
 - Turn Pleasant Grove Shopping Center into a town center, place for festivals, town square, perhaps mixed-use residential over retail
- 5 GATEWAYS**
 - Proposed gateways at Lake June and Bruton
 - Intermediate gateway at Umphress

- 6 LOCATE PLACES FOR CIVIC AMENITIES**
 - Library, police, fire station, and other civic service
 - Places for small parks
 - Greenbelt connection from Umphress Park east
 - Pedestrian greenbelt trail desired east of Buckner, greenbelt connections in general
- 7 RETAIL TO RESIDENTIAL TRANSITION**
 - Clean up back of retail, add housing (east) or buffers (west) to transition to single-family
 - Improve pedestrian connections from surrounding neighborhoods to Buckner
 - More cross - connections / through streets desired
 - Desirable to connect Umphress through to Pleasant Drive

TOWARDS PARK/SCHOOL

SE DALLAS/ BUCKNER BLVD. COMMUNITY DESIGN CONCEPT DIAGRAM

DALLAS, TX



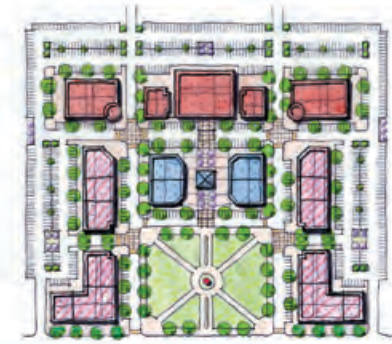
Gateways



Mixed-Use Retail to Residential Transition



Mixed-Use Retail Fronting Street



Shopping Center as Town Center



Revitalize Large Retail

1 FARMER MARKET

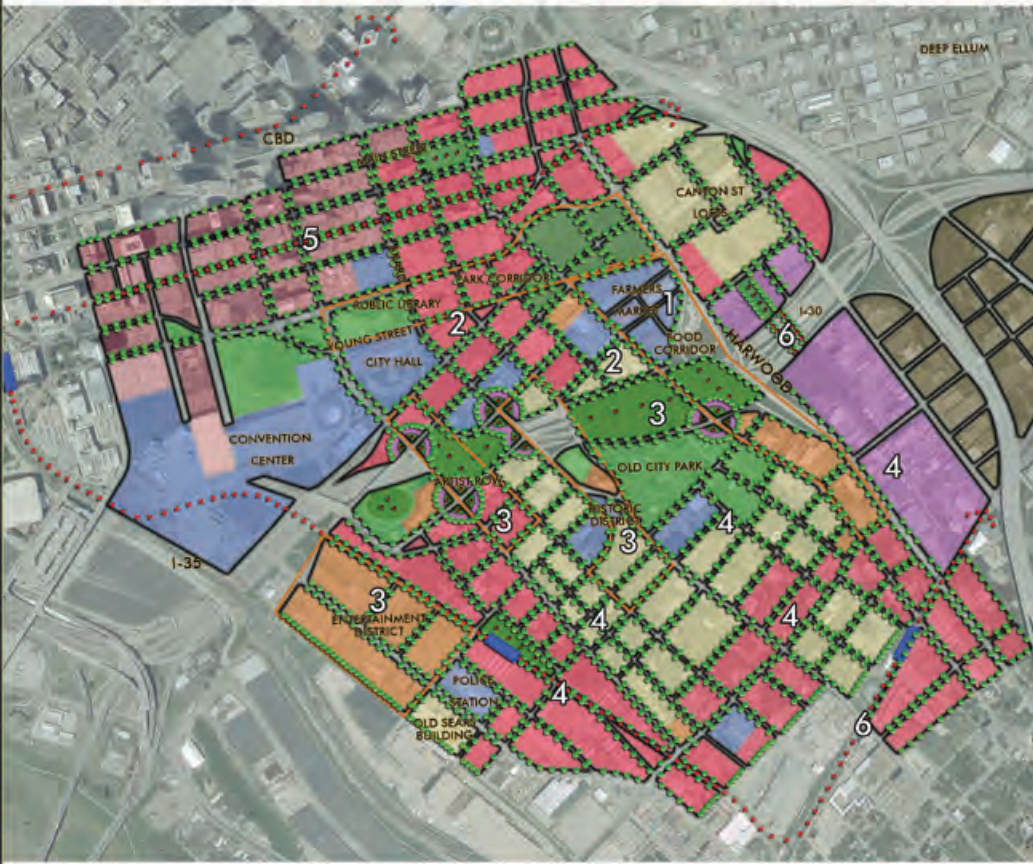
- Turn into an outdoor mall (like Los Angeles Grove)
- Make the whole area more pedestrian friendly and inviting
- Improve pedestrian crossings at Marwood and Marilla
- Discourage traffic on Cadiz; make more pedestrian friendly into Farmers Market
- Redevelop market buildings with lofts above
- Expand into "Food Corridor" district across the freeways
- A "Destination Experience"
- More housing by Camden

2 DOWNTOWN

- Infill high-density mixed-use around City Hall
- Consolidate parking with more underground parking at City Hall
- Redevelop existing buildings as mixed-use lofts, live/work
- Make traffic two-way
- "Park Corridor" between Marilla and Young
- Green and pedestrian friendly
- Connect Pioneer Plaza and the Farmers Market garden centers
- Major hotel desired at east end
- Water feature/focal point desired at east end (Pearl and Cadiz)
- Potential high-rise condos at freeway end of Park Ave.
- Major League baseball stadium desired between Pearl and Central at Elm

3 CONNECTING DOWNTOWN TO SOUTH DOWNTOWN (SODO)

- "Food Corridor" extending Farmers Market district over freeways, park deck between Harwood and Central
- Historic District alongside Old City Park from Corsicana to McKee
- "Artist Row" mixed-use live/work lofts along Akard from Cadiz to Bakery
- Entertainment District along Lamar
- Freeway deck park connecting Old City Park back to downtown (restore Park Avenue as ped/bike path)
- Freeway deck park between Akard and Envy
- Make street improvements along Harwood, Envy and Akard



4 SOUTH DOWNTOWN / CEDARS

- High-density mixed use and nightlife entertainment around Lamar and DART
- Dog Park for residents by Austin and rail line
- Mixed-use live/work around Metropolitan Education Center
- Live/work artist lofts along Hickory
- Mixed densities of townhome and other residential types as infill throughout
- Pedestrianize Gano between school and Old City Park
- Add a middle school near Old City Park
- Potential site for hotels between Harwood and Central at freeway edge
- Potential for Research and Development district, employment opportunities between Central and Good-Latimer
- Keep light industrial east of Good-Latimer

5 TRANSIT CONNECTIONS

- More light rail line desired through downtown
- Suggestions for subway tunnel under Commerce with stations at Envy, Wood and Harwood, Marilla and Central and continue east on Taylor
- Suggestion for rail along Jackson - being studied
- Connect DART to Fair Park along Santa Fe line
- Trolleys/circulators desired throughout
- Two-way circulator around Harwood, Beaumont, Akard and Young
- Circulator desired around Wood and Young or Central
- Transit connection desired up to McKinney Ave.

6 PEDESTRIAN /BIKE CONNECTIONS

- Buffer sidewalks from traffic (curbs) and plant street trees throughout
- Turn old rail line across freeways into ped/bike trail along Santa Fe connecting Zoo and Fair Park
- Through-connection in Katy Hill desired, passing by Young and Central
- Bike/pedestrian improvements along Young, Marilla, Taylor, Walker, Cadiz and Park
- Bike/pedestrian improvements on Akard, Canton, Park and Gano

FARMERS MARKET. COMMUNITY

DALLAS, TX

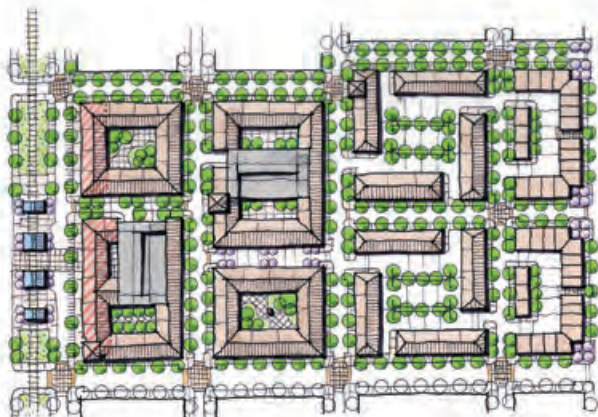
DESIGN CONCEPT DIAGRAM



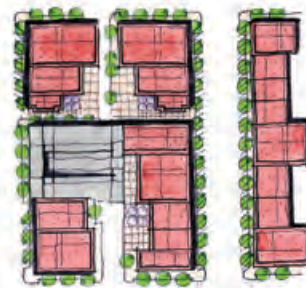
Eregonese Culthorpe ASSOCIATES



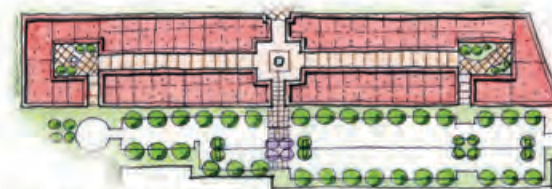
Study Area



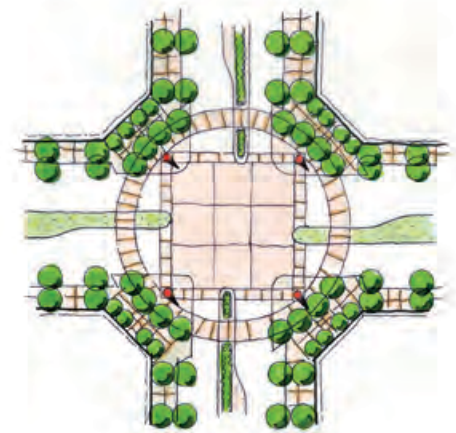
Transit-Oriented-District
Mixed-Use to Residential Transition



Downtown Mixed-Use
Infill Block



"Artist Lofts" Mixed-Use Block



Gateways

1 JEFFERSON BLVD

- Improve sidewalk/pedestrian area
- Widen Sidewalks:
 - By reducing angled parking #
 - Improve landscape / streetscape
- Circulator / Trolley along Jefferson
- Multi Story Mixed Use Infill
 - Preserve historic structures
 - Infill or redevelopment: 2-4 story mixed-use over retail

2 NEIGHBORHOOD CONNECTION

- Improve streetscape / pedestrian connections to Jefferson from neighborhoods north/south

3 FIESTA

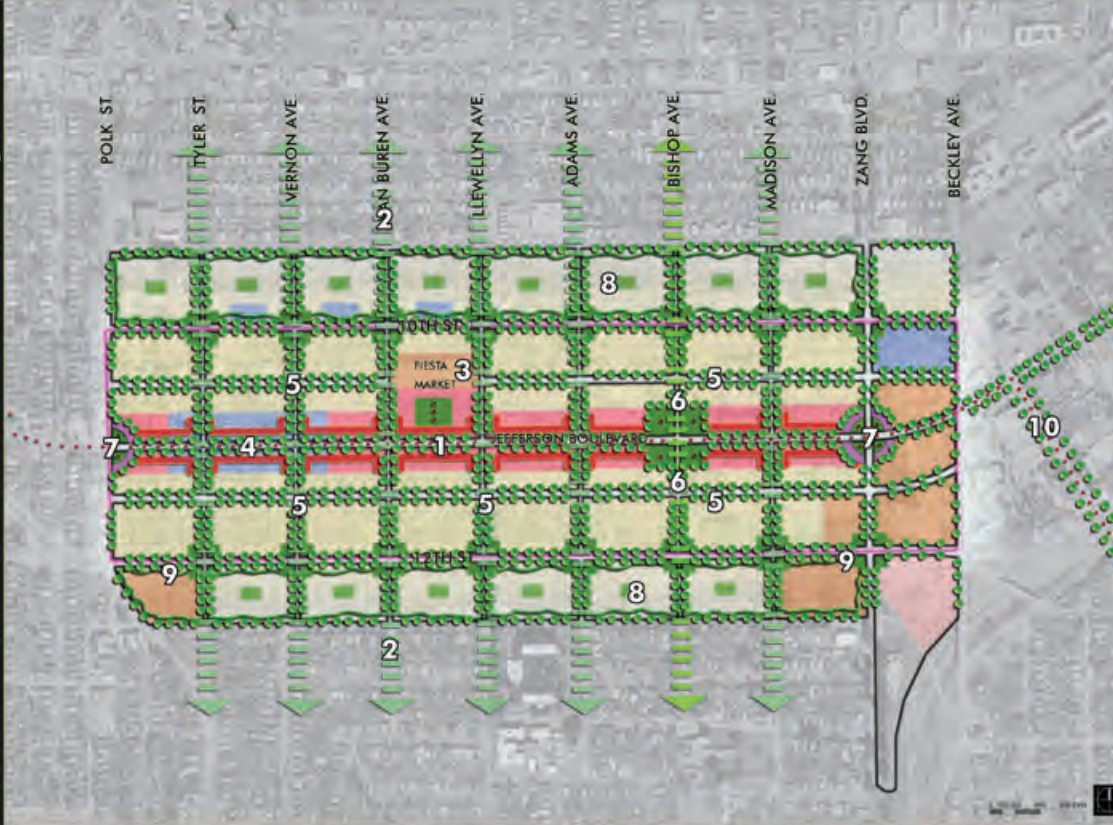
- Consolidate parking (garage or underground)
- Make plaza and vendor/retail pad area along Jefferson
- Move Fiesta to street with parking behind

4 CULTURAL DISTRICT

- Redevelopment where appropriate around Texas Theatre as entertainment / cultural district

5 INCREASE DENSITY BEHIND JEFFERSON

- Multi-story housing or mixed-use on back of Jefferson blocks along Centre and Sunset, where appropriate



6 BISHOP AVE / BISHOP ARTS

- Celebrate as "cultural axis" - with streetscape and landscape
- Primary N/S pedestrian axis
- Possible connecting circulator

7 GATEWAYS

- Identifying landmarks at each end of Jefferson, entry to district (Zang, Polk)
- Secondary gateway at Bishop Ave
- Direct some traffic to 12th St with concentrated parking at ends
- Add a high-rise hotel across from Bank of America to make visual gateway on I-35

8 RESIDENTIAL CORE IMPROVEMENTS

- Street improvements, pedestrian/trail connections
- Locate civic amenities (library, etc)
- Locate approximate grid of small parks

9 DISTRICT EDGE RETAIL AND EMPLOYMENT

- Locate larger retail and office uses at edges

10 DESIRED CONNECTION ACROSS I-35 (TO ZOO AND DART)

- Pedestrian / trolley connection
- Potential "Gateway" landmark bridge

JEFFERSON BLVD. COMMUNITY

DALLAS, TX

DESIGN CONCEPT DIAGRAM



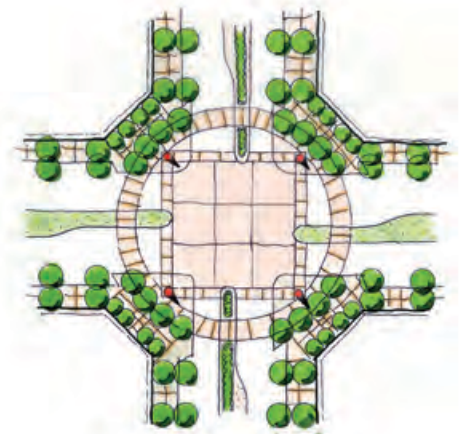
"Main Street" Transition to Residential



Revitalize Large Retail



Provide Parks and Civic Amenities



Gateways

1 WARE HOUSE DISTRICT

- Mixed-use, residential, office, live/work
- Old Trinity Trail and greenbelt-potential for riverwalk type of district
- Old rail spurs provide potential for landscaping/pedestrian community connections
- Potential for artisan studios and loft type development in old brick buildings
- Potential "cottage industry" small scale industry
- Potential for waterfront entertainment district
- Residential high rise desired along Trinity
- Trolley - circulator desired connecting district to DART and rest of area
- Add police sub-stations at either end
- Specialty grocery desired on Inwood by Trinity

2 MOTOR STREET

- Improve and widen Motor Street
- Gateway Park on Motor at Stemmons

3 HARRY HINES BLVD

- Disallow sexually oriented businesses
- Make street improvements, sidewalks separate from traffic
- Make gateways at intersections of Harry Hines with Mockingbird and Motor St

4 PARKLAND MEDICAL DISTRICT

- Continue district expansion to Maple
- Preserve egret rookery northwest of Medical Center Parkway

5 DART STATION DEVELOPMENT

- Mixed-use town center development
- Shuttle or circulators desired between stations and rest of area
- Two way circulator along Maple, Inwood, Irving and Motor St

6 GREENBELT CONNECTIONS

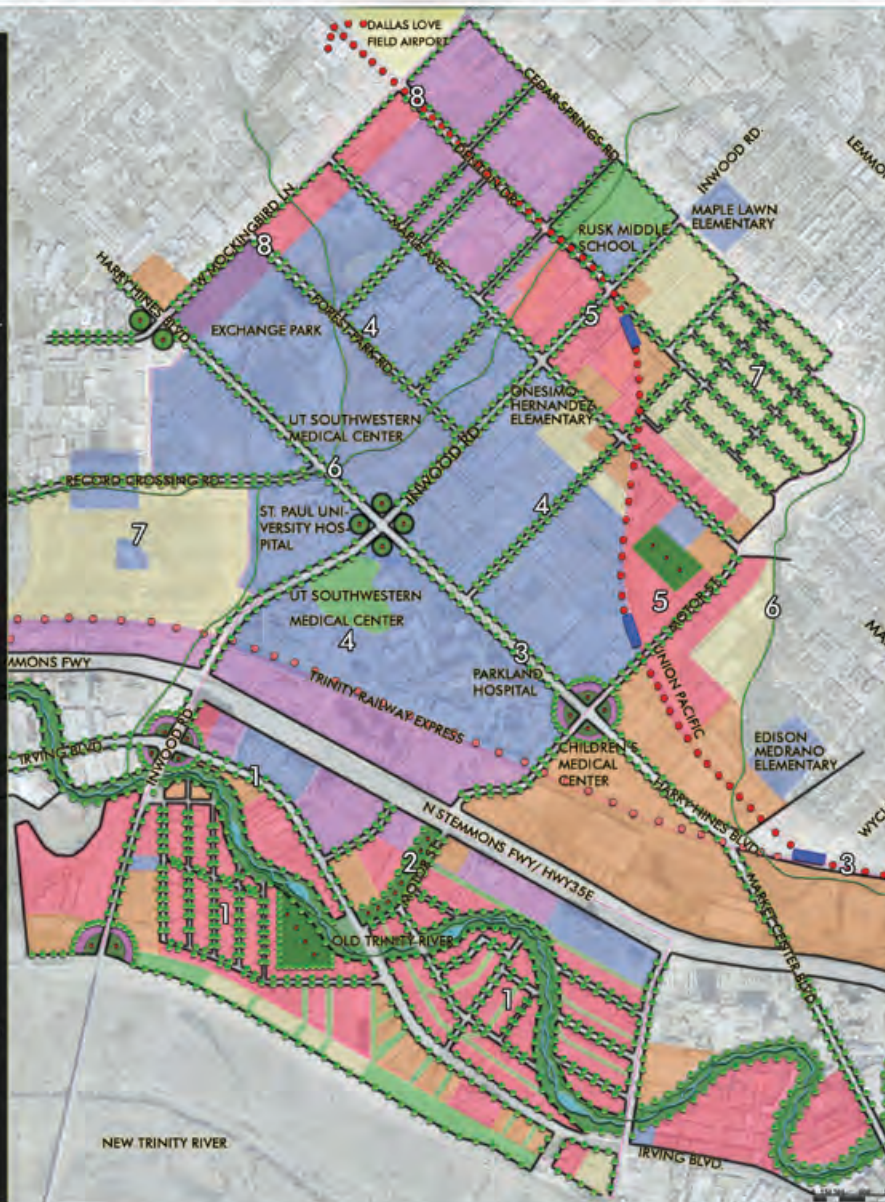
- Restore Cedar Branch and Old Trinity River
- Make greenbelt hike / bike trail connections between Old Trinity, Knights Branch, Cedar Branch to Katy Trail
- Connect along Motor to DART stations
- Improve connections along Inwood

7 RESIDENTIAL AREA NEEDS

- Support commercial services within walking distance
- Preserve character of existing neighborhoods
- Help renovate Arlington Park neighborhood; add middle school, civic amenities library, theater

8 MOCKINGBIRD LANE

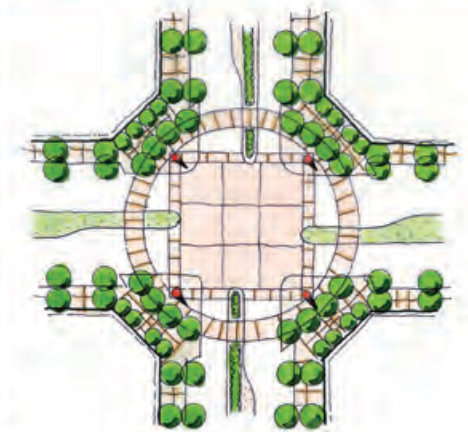
- Mixed-use desired
- Keep light industrial by airport
- Senior housing desired



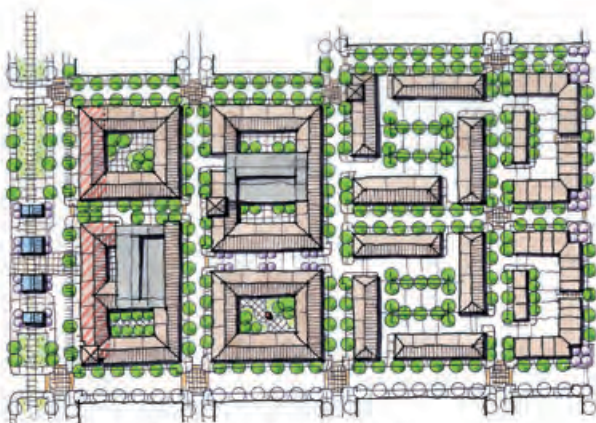
PARKLAND/STEMMONS

DALLAS, TX

DESIGN CONCEPT DIAGRAM



Gateways



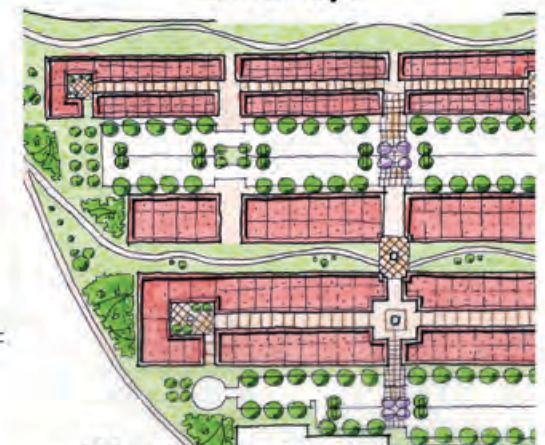
Transit-Oriented-District
Mixed-Use to Residential Transition



TOD Town Center



Retail/Mixed-Use
in Residential Area



Warehouse District
Mixed-Use Redevelopment

1 MIXED-USE DEVELOPMENT ALONG HOUSTON SCHOOL ROAD FRONTING UNT

- Pedestrian friendly, traffic lights and streetscape
- Both parking in front and in back were requested
- Make it the student entertainment and restaurant district?

2 TRANSIT-ORIENTED DISTRICTS AT DART STATIONS

- Higher density mixed-use, apartments, student housing, senior housing
- Desired for UNT to locate their student theater / student center by UNT DART station
- More connections desired from UNT to student entertainment district

3 MEDICAL PARK / RESEARCH FACILITY/TECH INCUBATOR DISTRICT

- On Wheatland - convenient to UNT and I-20

4 RETAIL CORNERS

- Possible grocery on Camp Wisdom at both Houston School and Lancaster, serving east and west
- Drug store, other large retail desired

5 HOTEL DESIRED

- Possible location at Houston School and E. Wheatland
- Convenient to I-20 and UNT campus
- Possible pair with Theater for gateway to UNT mixed-use entertainment district



6 GATEWAYS

- District entry points / landmarks
- Major ones at Camp Wisdom / Houston School, Camp Wisdom/Lancaster, Houston School/Wheatland
- Smaller gateways at UNT campus entry on Houston School (transit boulevard), entertainment district across from campus entry, research park entry at Wheatland and Lancaster, Greenbelt entry off transit boulevard

7 RESIDENTIAL INFILL

- Higher end desired
- Senior housing / retirement center desired
- Higher density near UNT and DART, single family near existing single family
- Exclusive town home community desired

8 CIVIC SERVICES

- Police station, library desired

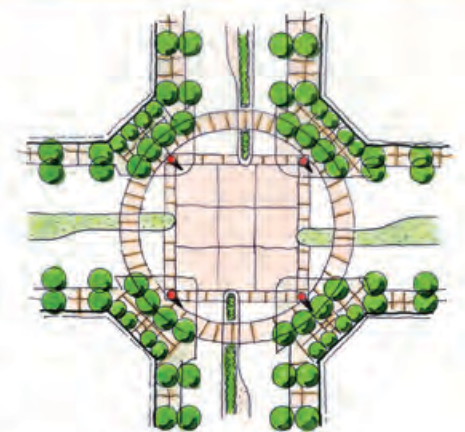
9 PARKS / RECREATIONAL FACILITIES / GREENBELT TRAILS

- Trail along creek to connect up to Five Mile Creek greenbelt
- Add larger park / recreational facilities near UNT / Singing Hills and Runyon Springs

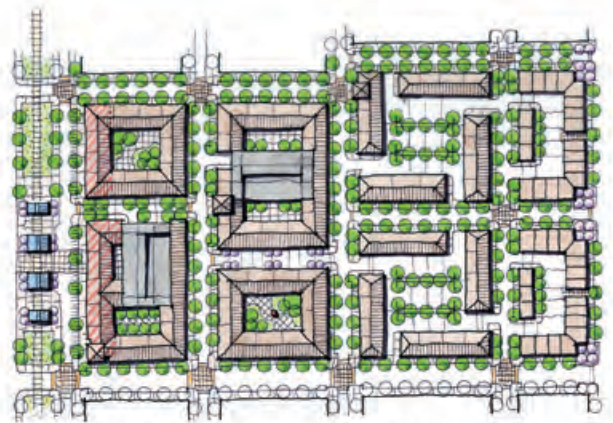
UNT COMMUNITY

DALLAS, TX

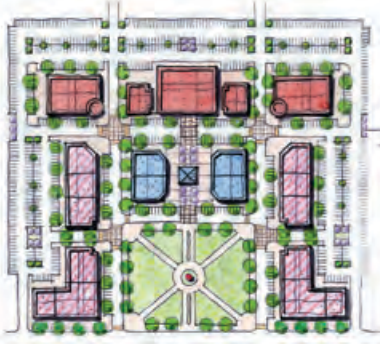
DESIGN CONCEPT DIAGRAM



Gateways



Transit-Oriented-District
Mixed-Use to Residential Transition



TOD Town Center



Mixed-Use to Residential
Transition



Larger Retail
in Residential Area

Let's build our future.

Construyamos nuestro futuro.

1 ENHANCE FIVE POINTS INTERSECTION

- Gateway Plaza/round about / mixed-use retail intersection at Five Points

2 MIXED-USE ALONG PARK LANE AND GREENVILLE AVE

- Mercado southeast of Five Points

3 MIXED-USE AROUND DART

- Put social services by DART transit center

4 STREET IMPROVEMENTS AND BETTER CONNECTIONS

- Improve existing streets with better sidewalks and landscaping
- Make Greenville/Park Lane intersection more pedestrian friendly
- Put Pedestrian friendly intersection at Holly Hill and Greenville
- Make through connections between Melody & Ridgecrest and Park Lane and from Park Lane and Eastridge to Fair Park
- Make connections / bridges across creek greenbelt
- Green buffer desired along Park Lane where not mixed-use

5 GREENBELT / PEDESTRIAN/BIKE CONNECTIONS

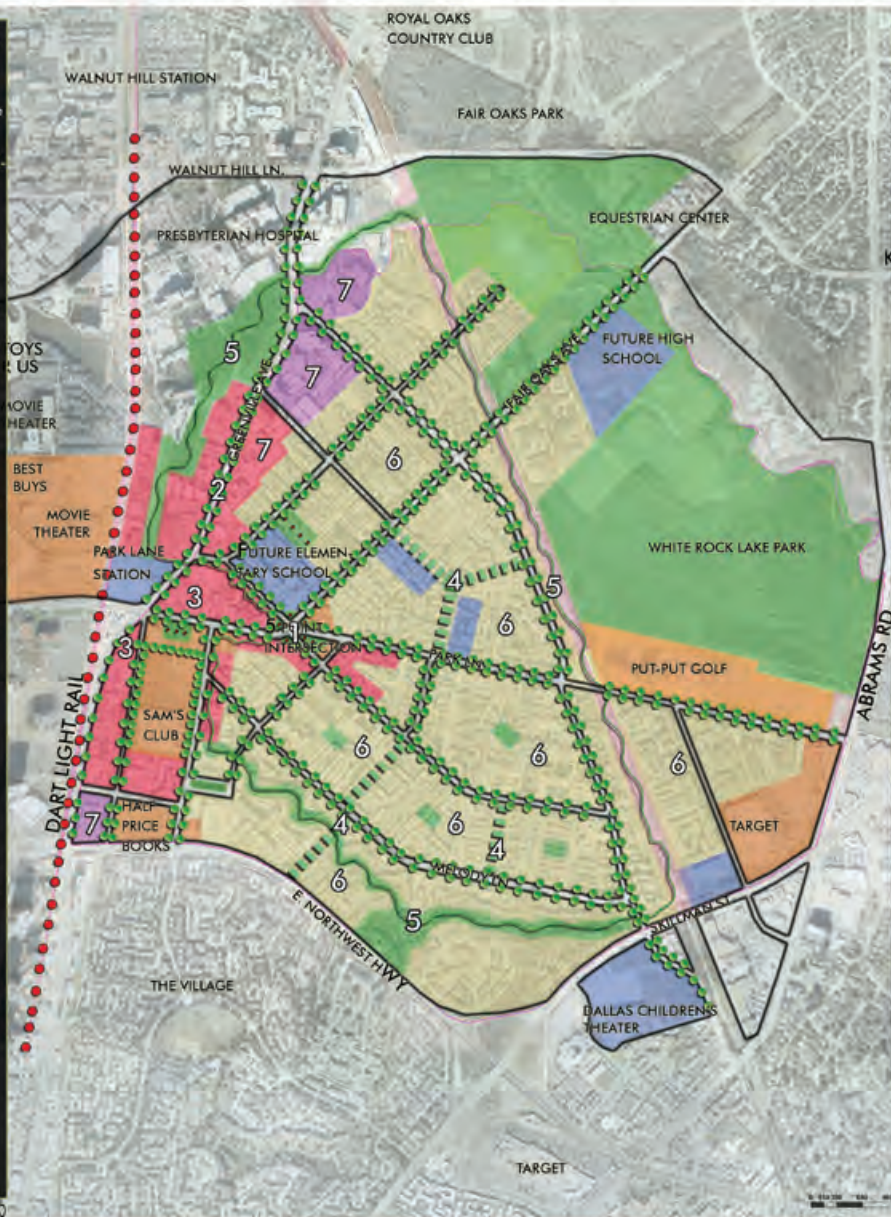
- Put a hike and bike trail along creek
- Trail along old rail ROW, reserve for future transit?
- Greenbelt / trail/creekbed loop all the way around the area, connecting existing designated bike trails
- Separate bike and pedestrian trails as much as possible
- Parks playfields desired near schools
- Small parks desired in apartment areas
- Add bike lane to Fair Oaks connecting schools and out to Park and greenbelt
- Add bike lane to Abrams

6 REDEVELOP EXISTING / ADD NEW HOUSING

- Keep some apartments as affordable housing
- Redevelop / update others over-time
- Add some different lower density housing types further away from Park Lane: Garden court, small-lot single family etc
- Potential condo tower over Starbucks at Shady Brook and E. Northwest Hwy
- Potential for exclusive townhome or mansion apartment community below creek on E. Northwest Hwy
- Make creek belt like Turtle Creek

7 OFFICE/CIVIC AND OTHER USES

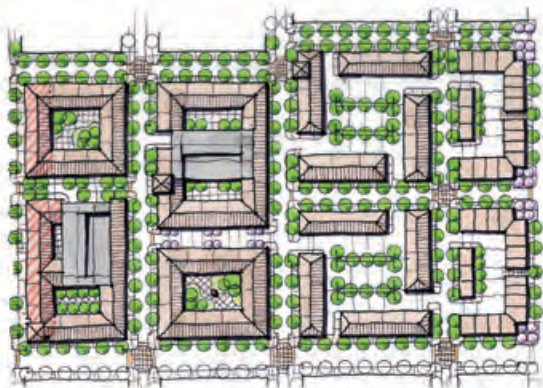
- Keep office use near Presbyterian
- Office and retail mixed-use corridor desired along DART and Twin Hills
- Conveniently locate civic amenities: Suggested uses: community center, clinic, recreation center, adult education, day care, library, museum. Potential civic neighborhood center between Park Lane, Eastridge, and Fair Oaks
- Grocery desired for area. Farmers Market desired near Target; that and Mercado may supply that use
- Add landscape buffers along Sam's Club parking lot



VICKERY MEADOWS COMMUNITY DALLAS, TX DESIGN CONCEPT DIAGRAM



Roundabout at Multi-Point Intersection



Mixed-use to Residential Transition



High-Density MU at Transit and Commercial Corridor



Revitalize Commercial Strip as Mixed-Use



Revitalize Large Retail

POTENTIAL IMPLEMENTATION STRATEGIES

- Create Tax Increment Finance District (TIF) to reimburse extra development costs for higher quality infrastructure called for by plan.
- Consolidate vision developed into adopted Masterplan on a neighborhood-by-neighborhood basis. Elements of this plan could include master development plan, design guidelines, and revised zoning criteria to support vision.
- Create Public Improve District (PID) to assist in development and maintenance of neighborhood enhancements.

POTENTIAL ROADBLOCKS TO IMPLEMENTATION OF VISION

- Vision expressed (mixed-use, pedestrian-oriented, high-density, transit-oriented) is not supported by:
 - Underlying zoning.
 - Existing economics.

How can this be bridged?
- Existing conditions in many ways are so different from vision developed that it may be hard, initially, for the promise of the masterplan to be understood by those that finance and develop. How can the vision be more credible?
- In many cases, existing infrastructure is not very well maintained. How can the city be expected to handle the more intensive infrastructure proposed by the vision?

1 STREET IMPROVEMENTS

- Plant street trees, buffer sidewalks from traffic
- Add and improve sidewalks and pedestrian / bike connections
- Address safety concerns with crosswalks, sighting, traffic calming
- Locate places for small parks

2 CULTURAL / CIVIC DISTRICT AT WESTMORELAND AND ILLINOIS

- Places for desired Performing Arts Center? - Near DART
- Major civic amenities - library, community center, multi-use
- Long term possibility of relocating TXU switchyard

3 REDEVELOP WAREHOUSE DISTRICT

- Make street improvements to Glenfield and Hansboro
- Redevelop existing buildings or infill buildings as live / work, studio, higher density residential, "cottage industry"
- Lower density residential along Saner and pierce
- Potential to connect street grid through (depending on use of existing buildings)
- Rail spurs serve as either new through streets or green pedestrian / bike connections
- Locate opportunities for parks

4 REDEVELOP DART STATION

- Make structured parking wrapped with retail / mixed use
- Develop Mercado plaza lined with retail at Westmoreland end

5 REALIGN ILLINOIS / WRIGHT / RAVINIA / DART INTERSECTION

- Swing Illinois up to wright at ravinia
- Extend Ravinia through warehouse district
- Make gateway to new revitalized warehouse district
- Office / employment along Illinois

6 REDEVELOP WESTMORELAND

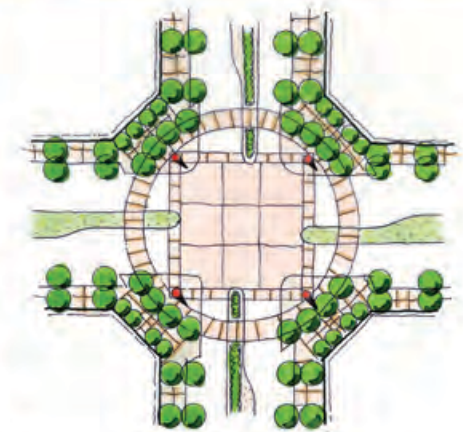
- Redevelop / infill with mixed use and retail, housing over retail, small office over retail
- Bring buildings up to street, put parking behind
- Large retail anchor at south end - large grocery, movie theatre



WESTMORELAND COMMUNITY

DALLAS, TX

DESIGN CONCEPT DIAGRAM



Gateways



Mixed-Use on Commercial Corridor



Retail on Commercial Corridor



Mixed-Use at Transit



Warehouse District Mixed-Use Redevelopment