

WEST OAK CLIFF

AREA PLAN

TASKFORCE MEETING

JANUARY 10, 2022



AGENDA

- I. Staff Updates
- II. Community Development Recommendations
- III. Transportation + Infrastructure Recommendations
- IV. Land Use + Development Recommendations
- V. Next Steps
- VI. Adjourn



WEST OAK CLIFF AREA PLAN

DRAFT RECOMMENDATIONS

PROPOSED PLAN STRUCTURE

Plan Values

Plan Vision

Framework



Land Use +
Development



Inclusive Community
Development + Quality
of Life



Transportation +
Infrastructure



Parks + Open
Space

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Inclusive Community
Development + Quality
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Transportation +
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Parks + Open
Space



WEST OAK CLIFF AREA PLAN

INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

Ensure neighborhood affordability through strategic policies and programs

A four-pronged approach of creating and preserving dedicated affordable units; reducing barriers to new supply; helping households access and afford private market homes; and protecting against displacement and poor housing conditions should be established

Support local, minority, immigrant, and women-owned small businesses.

One of the defining elements of Oak Cliff is its local, grassroots, and human-oriented businesses. Economic development incentives and tools should help support small business owners get started as well as remain in place over time.

Promote local arts and culture through initiatives and dedicated physical space

Numerous tools can allow Oak Cliff culture to continue to flourish, including public events for the visual and musical arts, utilizing public right-of-way to showcase artists, the creation of artists studios, or the creation of a local cultural center.

Enhance safety through improved design of buildings and public realm

Comments on public safety were common comment during public engagement. Although the area plan cannot specifically address policing, it is critical that streets and buildings be designed using CPTED principles to reduce opportunities for crime.

AFFORDABLE HOUSING

WHAT'S THE PROBLEM?

- Increasing population, driven by new jobs being created or relocating to the Metroplex, is leading to an increasing demand for housing across the region.
- Although new housing is being constructed (in Dallas largely consisting of multifamily and townhomes; regionally consisting of all product types), new supply cannot keep up with demand.
- This has resulted in increasing values for all property types, but increasing valuation is particularly large for single-family homes in established neighborhoods in Dallas due to a high demand for single-family homes near job centers.
- Compounding issues is the sheer cost of new construction, driven by increasing costs for labor, materials, and slowed permitting processes. In general, a new single-family home cannot be constructed for less than \$300,000 in 2021. That doesn't include land value/land cost.

AFFORDABLE HOUSING

WHAT DOES AFFORDABLE MEAN?

- The City and Federal Government defines affordability based on area median income (AMI) determined by household income and the number of total residents in a household
- Rent-burdened or housing-burdened is often defined as spending 30% or greater of a household's income on housing. Additionally, housing + transportation burdened is defined as spending 45% or more on housing and transportation monthly.
- In Dallas, 100% AMI is defined as
 - 1-Person Household: \$60,340
 - 2-Person Household: \$68,960
 - 3-Person Household: \$77,580
 - 4-Person Household: \$86,200
 - 5-Person Household: \$93,096

AFFORDABLE HOUSING

WHAT ARE THE POSSIBLE SOLUTIONS?

- Reducing regional demand and growth is not something that is achievable (or even desirable) from the City’s perspective.
- The City of Dallas does have a City-Council adopted Comprehensive Housing Policy that serves as a policy guide for numerous strategies relating to housing issues. The West Oak Cliff Area Plan should support this, and other, citywide policies in achieving their Council-adopted goals.
- Very generally, the City can work to:
 - Increase housing supply across the City, focusing on areas near jobs and transit to minimize the burden such growth will have on our infrastructure (i.e. encouraging people to take transit or walk/bike to work, which aligns with City Climate Goals (CECAP) and ConnectDallas (Strategic Mobility Plan).
 - Create new affordability by ensuring a certain percentage of new construction is dedicated to be “affordable” (set-aside for 80% AMI or less)
 - Preserve “natural affordability” by ensuring that existing housing stock is maintained and remains in good condition

AFFORDABLE HOUSING

WHAT DOES THIS MEAN IN WEST OAK CLIFF?

- Different census block groups in West Oak Cliff have varying median household income levels (see map on next page).
- Averaging the census block groups that comprise West Oak Cliff, average household income is roughly \$52,700. This is roughly 70% AMI for a household of 3.
- With this as a general guide, an average household would need to spend no more than \$1,300 per month on housing costs to not be considered housing-burdened.

MEDIAN HOUSEHOLD INCOME IN WEST OAK CLIFF

LAYER [minus] [close]

Estimated median income of a household, between 2015-2019. [minus] [info]

☆

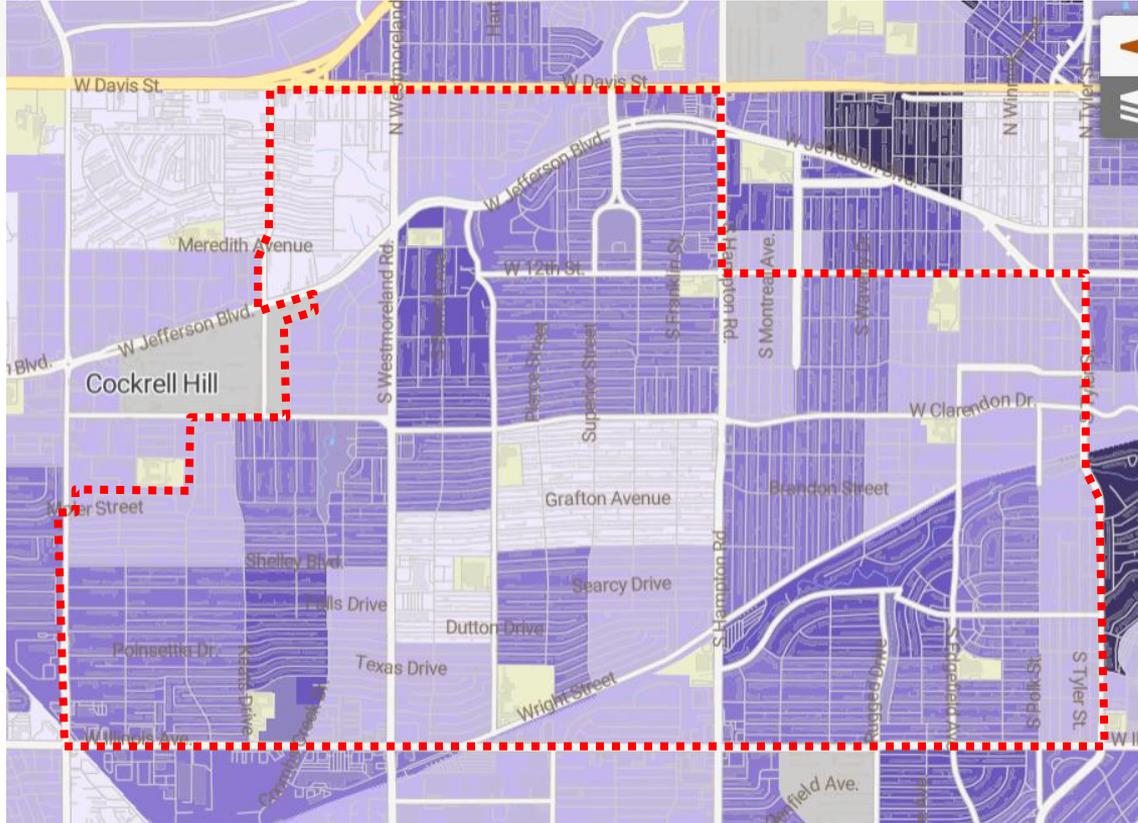
Source: **Census**

Year: 2015-2019 [dropdown]

Variable: Median dollars [dropdown]

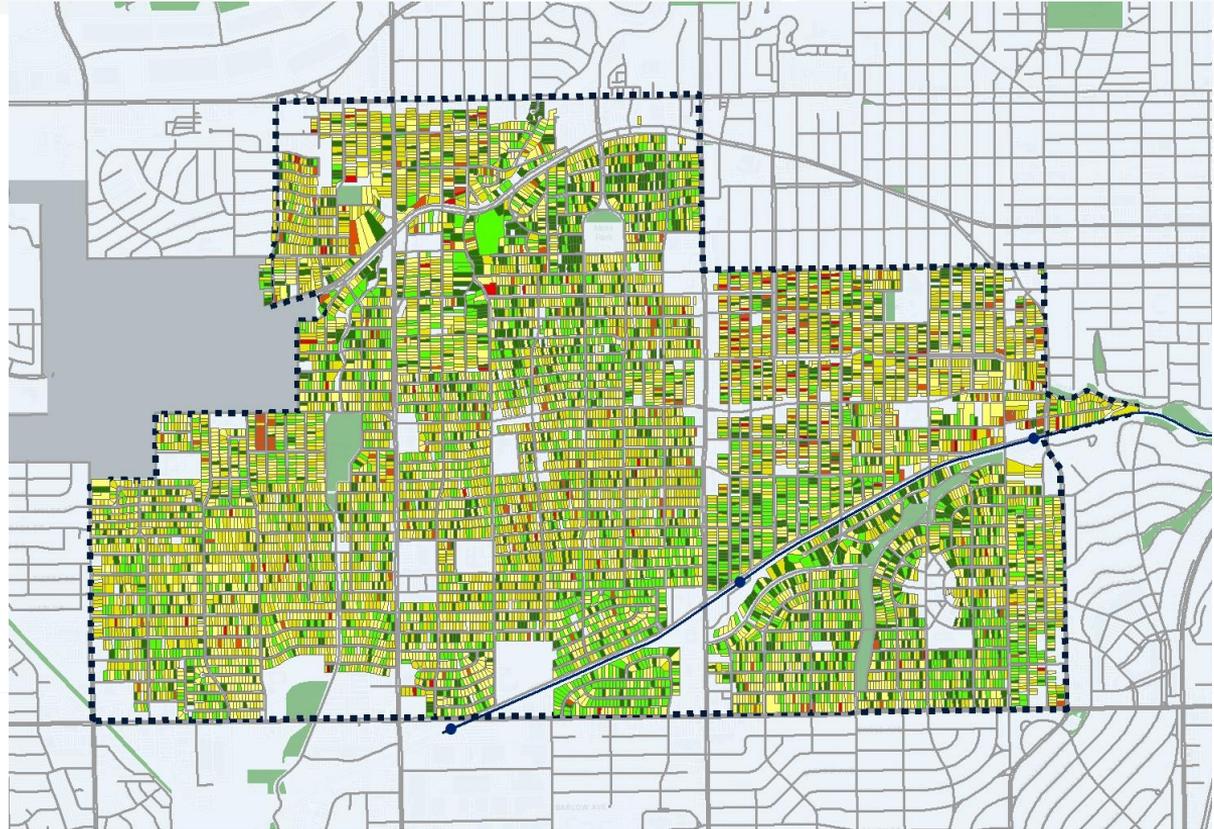
COLORS [dropdown] **RANGES** [dropdown]

[lightest purple]	Insufficient Data
[light purple]	\$39,314 or less
[medium-light purple]	\$39,315 - \$52,951
[medium purple]	\$52,952 - \$67,727
[dark purple]	\$67,728 - \$91,759
[darkest purple]	\$91,760 or greater



**Reminder: Dallas 100% AMI
for a 3-Person Household:
\$77,580**

HOUSING CONDITIONS* IN WEST OAK CLIFF



* Data derived from 2021 DCAD Property Desirability Scoring

AFFORDABLE HOUSING

WHAT DOES THIS MEAN IN WEST OAK CLIFF?

- Land values in West Oak Cliff, along with the rest of the region, will continue to increase in value. Areas in West Oak Cliff with higher median-incomes, better schools, and access to transit are likely to see higher increases in valuation sooner than other areas.
- As prior slide shows, many homes in West Oak Cliff are in poor or fair condition, with many likely requiring substantial investment to bring up to modern standards. Some homes may not be financially-viable to save through repairs.
- Poor housing conditions + increasing land values + increasing demand are likely to drive desire to redevelop these properties into new, higher quality (and thus more expensive) housing.
- Based off existing land values (which range from \$30,000 to \$80,000 for a standard single-family lot but are likely to sell for much more) and current construction costs (\$170+ sf), new single-family home construction in West Oak Cliff is likely to be priced at \$450K or higher (\$2500+ monthly payment, only affordable to 130%+ Dallas AMI, Household of 3).

AFFORDABLE HOUSING

WHAT DOES
THIS LOOK
LIKE?

Estimated Value*:
\$798K



Estimated Value*:
\$226K

Estimated Value*:
\$480K



Estimated Value*:
\$154K

*Derived from Zillow

1

Create and Preserve Dedicated Affordable Units

2

Reduce Barriers to New Supply

3

Help households access and afford private market homes

4

Establish protections against displacement and poor housing conditions



**TACTICS DALLAS
CAN EMPLOY TO
ADDRESS ISSUES
CITYWIDE**

1

Create and Preserve Dedicated Affordable Units

2

Reduce Barriers to New Supply

3

Help households access and afford private market homes

4

Establish protections against displacement and poor housing conditions

Increase New Supply
("Offense")

Protect Existing Supply + Residents
("Defense")

1

Create and Preserve Dedicated Affordable Units



- LIHTC Housing
- Set-aside units managed by Housing Dept. Dallas Housing Authority
- Mixed-Income Developments via TIF, Tax Abatements

2

Reduce Barriers to New Supply

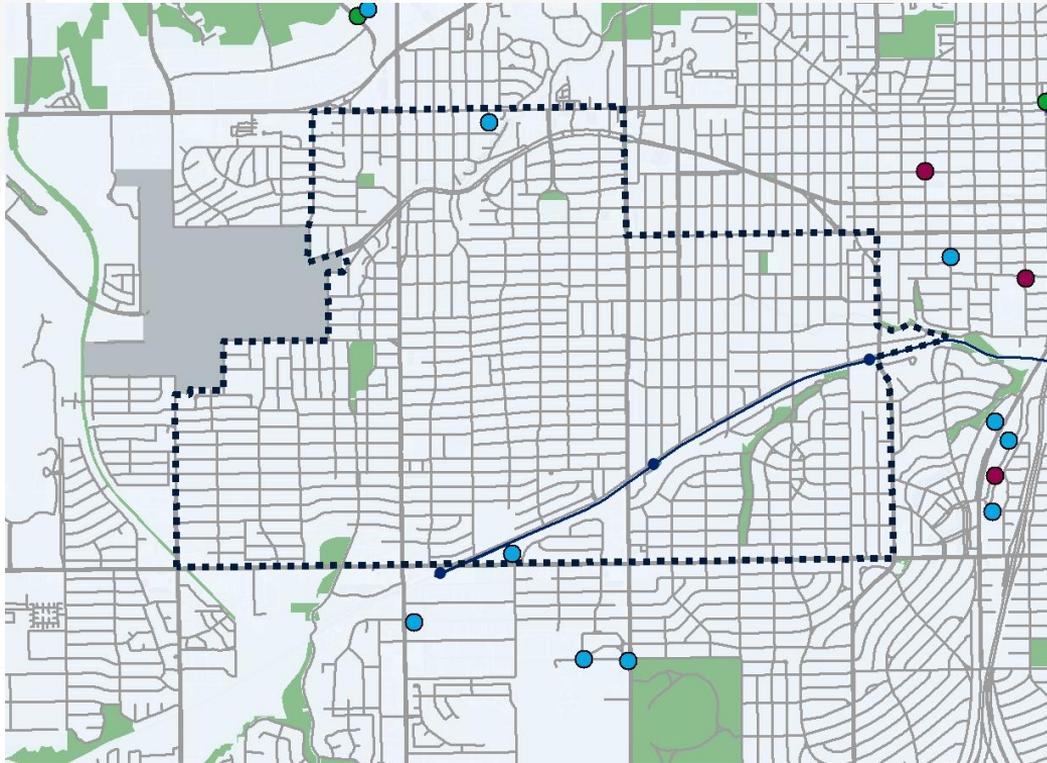
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Help households access and afford private market homes

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Establish protections against displacement and poor housing conditions

EXISTING “SET-ASIDE UNITS” IN WEST OAK CLIFF



- In West Oak Cliff there are only 2 properties with dedicated affordable units (both LIHTC projects)
 - 510 Westmount: 100 units (expired Dec 31, 2021)
 - 2803 W. Illinois: 46 Units (expires in 2025)
- 46 Total Units
- 0.3% of West Oak Cliff’s 11,554 total units are protected to be affordable
- These 46 units comprise 0.16% of Dallas’ 28,005 dedicated protected units

* Data derived from Dallas Housing Department Data (2021)

1

Create and Preserve Dedicated Affordable Units



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- Set-aside units managed by Housing Dept. Dallas Housing Authority
- Mixed-Income Developments via TIF, Tax Abatements

2

Reduce Barriers to New Supply



- “Up-zone” areas to allow for more density
- Allow missing middle housing types in certain areas to increase housing type/choice
- Expedited review for projects dedicating affordable units
- Provide incentives in zoning that make development in certain zoning areas easier (such as bonuses for more height, density, etc)

3

Help households access and afford private market homes

4

Establish protections against displacement and poor housing conditions

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Help households access and afford private market homes

- **Programs to help families to become homeowners, such as access to low-interest loans, down-payment assistance, etc.**

4

Establish protections against displacement and poor housing conditions

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- Set-aside units managed by Housing Dept. Dallas Housing Authority
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Establish protections against displacement and poor housing conditions

- Rent/eviction protections
- Stricter code enforcement for multifamily properties
- Funding to rehabilitate substandard structures to increase the “lifespan” of existing housing units

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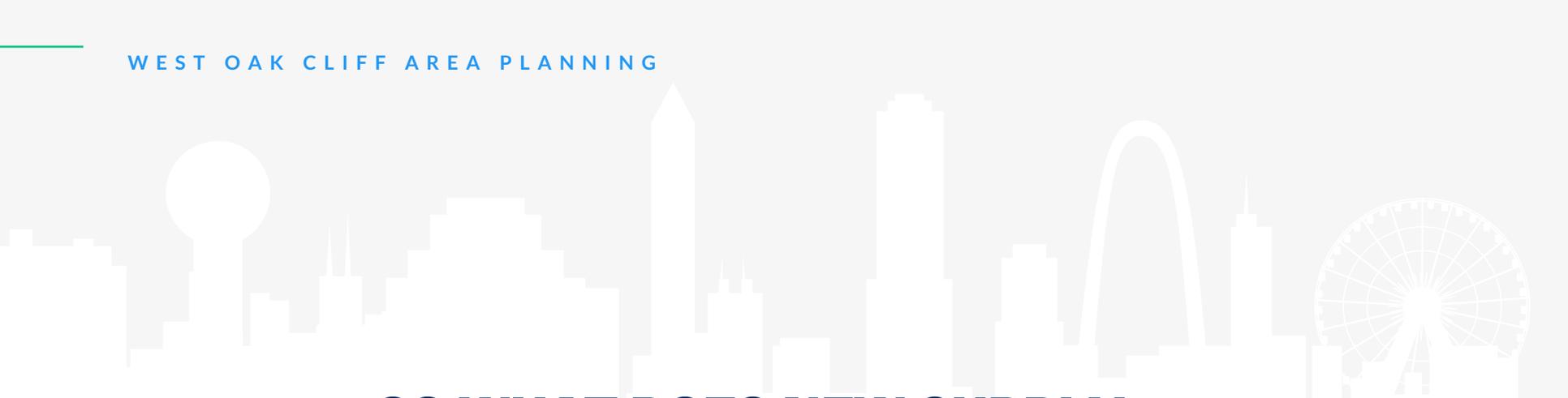
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AFFORDABLE HOUSING

WHAT DOES THIS MEAN IN WEST OAK CLIFF?

The only effective solution to implement real change is to employ strategies on both the “offensive and defensive side of the ball”

- **Why?**
 - If we only focus on creating new supply (new market rate units AND dedicated “set-aside” affordable units), then there will be no protections for existing homeowners. Property taxes will continue to go up, forcing people to spend more on existing housing. This will force many to sell and/or will lead to spending income on taxes/mortgage and not repairs/upkeep. This will result in lower-quality housing stock, resulting in outside investors flipping and/or tearing down existing homes to create new housing stock which will be \$450K+ in value.
 - If we only focus on protecting existing homeowners, then market demand will continue to increase due to no new supply. This will further escalate land values, increasing property taxes and reinforcing the existing problem, while offering no housing alternatives for existing or new residents. When new multifamily is constructed in and around West Oak Cliff, it will be priced at \$2000+ per unit/month due to high land values.
- ****City-initiated protections for existing homeowners can help slow but not stop increasing taxes. The area plan cannot freeze property taxes for the area.**



**SO WHAT DOES NEW SUPPLY
[“OFFENSE”] LOOK LIKE?**

PRICES PER UNIT FOR NEW HOUSING



Single-Family House
2000+ sf
\$450,000+
\$2500+/month



Accessory Dwelling Unit
500 +/- sf
\$100,000 +
\$700+/month



Duplex
1600 +/- sf
\$350,000 +
\$1,900+/month



Triplex/ Quadplex
1000 +/- sf
\$200,000 +
\$1,200+/month



Cottage Homes
1000 +/- sf
\$220,000 +
\$1,200+/month

*Assumptions:

1. Land Value= \$60,000+ per lot
2. Construction Costs= \$170+ sf
3. Overhead Costs= \$25,000+

PRICES PER UNIT FOR NEW HOUSING



Townhouse
1600 +/- sf
\$325,000+
\$1,800 / month



Market-Rate Apartment
1000 +/- sf (2-BR)
\$2,000+/month



80% AMI Apartment
1000 +/- sf (2-BR)
\$1,350/month

***Assumptions:**

1. Land Value= \$60,000+ per lot
2. Construction Costs= \$170 - \$225+ sf depending on product type
3. Overhead Costs= \$25,000+

EXAMPLES OF MISSING MIDDLE HOUSING IN DALLAS



OAK LAWN



PEAKS ADDITION



KINGS HIGHWAY



NORTH CLIFF



SUNSET HILL

EXAMPLES OF MIXED-INCOME HOUSING IN DALLAS



**Alta Maple
Station Apartments**

5522
Maple Avenue

TIF District:
Maple Mockingbird
Total Units: 249*
Affordable Units: 52*
**Numbers are approximate*



**Taylor
Lofts**

2101 and 2111
Taylor Street

TIF District:
Farmers Market
Total Units: 60*
Affordable Units: 12*
**Numbers are approximate*



**Oaks
Trinity**

333 East
Greenbriar Lane

TIF District:
Oak Cliff Gateway
Total Units: 166*
Affordable Units: 34*
**Numbers are approximate*



**Zang Triangle
Apartments**

390 East
Oakenfeld

TIF District:
Oak Cliff Gateway
Total Units: 256*
Affordable Units: 51*
**Numbers are approximate*



**Sylvan
Thirty**

750 Fort Worth
Avenue

TIF District:
Fort Worth Avenue
Total Units: 200*
Affordable Units: 40*
**Numbers are approximate*



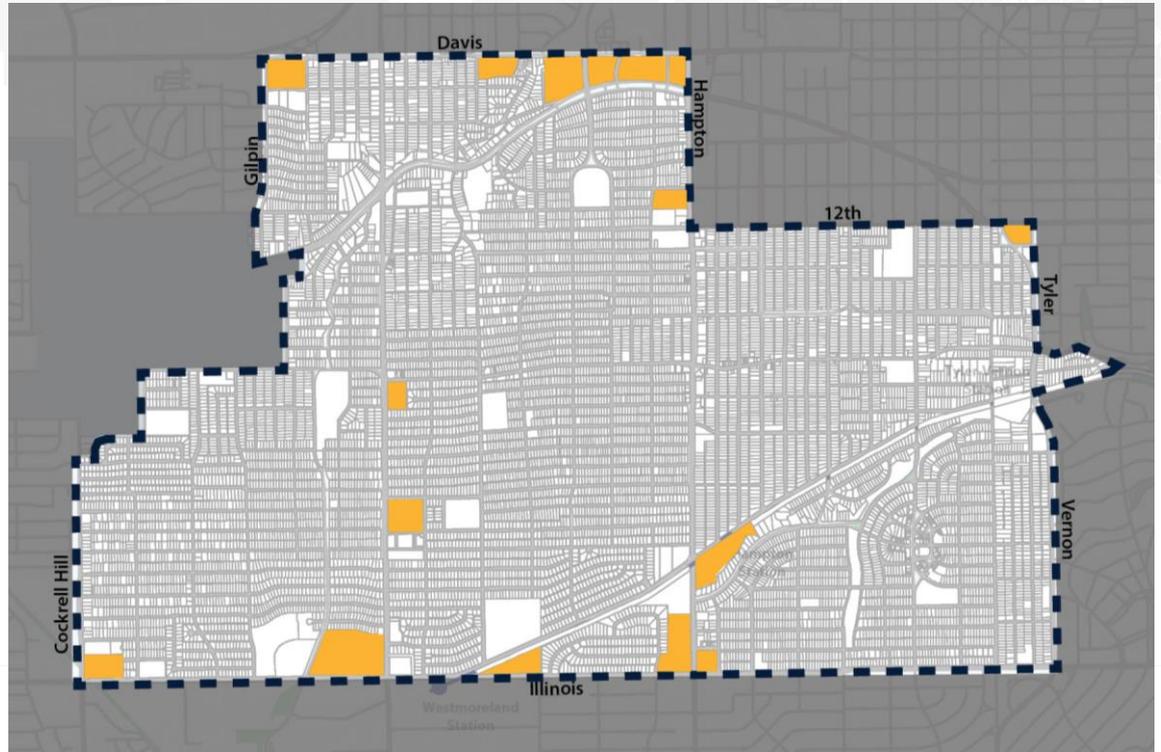
**Victor
Prosper**

195 West
Davis Street

TIF District:
Oak Cliff Gateway
Total Units: 216*
Affordable Units: 44*
**Numbers are approximate*

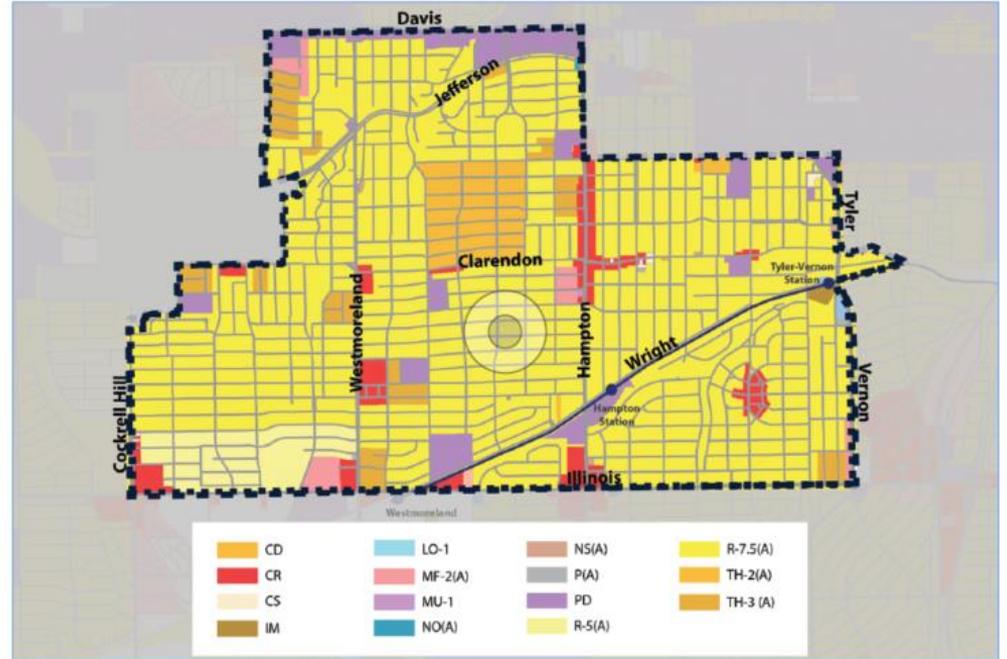
POSSIBLE MULTIFAMILY MIXED-USE REDEVELOPMENT SITES

- Based off economies of scale for construction costs, permitting, and property operations, multifamily developers desire large sites to maximize economic efficiencies.
- Outside of the areas with highest land values and thus highest rents (Downtown and Uptown Dallas), most wood-frame multifamily mixed-use construction consist of developments of 150+ units on sites that are 2+ acres in size.
- Proximity to single-family residential and lot shape/size/depth also factors into site consideration.
- With those factors in mind, very few lots exist for larger multifamily mixed-use development
- Many of the lots shown would need zoning changes. Others currently contain multifamily. Most would require replatting and land consolidation. All would be impacted by residential proximity slope, limiting height.



TIF DISTRICT? NEIGHBORHOOD EMPOWERMENT ZONE?

- TIF (Tax-Increment Financing) Districts borrow against future property tax increases in an area to pay for upfront investments in “public benefits”.
- TIFs can only include 30% or less residential properties. Additionally, increment can only be used for reimbursement for project costs. Tax burdens cannot be paid by TIF funds. (Texas State Law)
- As such, the properties available in West Oak Cliff would be highly limited and thus not make for a successful TIF District
- That said, Dallas has Neighborhood Empowerment Zones as outlined in Chapter 378 of the Texas Local Government Code, which must promote any of the following:
 - An increase in the economic development in the zone
 - An increase in the quality of social services, education, or public safety for residents of the zone
 - Creation and/or rehabilitation of affordable housing in the zone



Existing Zoning in West Oak Cliff



POTENTIAL RECOMMENDATIONS

“OFFENSE” DRAFT RECOMMENDATIONS

1. Leverage the Davis Garden TIF District as an opportunity to generate affordable housing units (80% AMI or less) in the northern portion of West Oak Cliff
2. Utilize tax abatements negotiated through the Office of Economic Development for future mixed-use residential projects outside of the Davis Garden TIF District to help generate additional affordable housing units (80% AMI or less)
3. Leverage the proposed future redevelopment of DART Hampton Station property into a mixed-income, mixed-use community, with a minimum percentage of units dedicated as affordable and guaranteed for surrounding residents.
4. Consider using the existing authorized hearings for Downtown Elmwood and Hampton/Clarendon as a mechanism for implementing a mixed-income housing bonus, incentivizing additional density with the provision of additional affordable units.
5. Using the ongoing authorized hearings in West Oak Cliff, amend zoning to allow for missing middle housing types, such as accessory dwelling units, duplexes, and triplexes/quadplexes
6. Permit accessory dwelling units to be allowed by-right in all residential zoning areas within ½ mile of a DART light-rail station and within ¼ mile of all high-frequency bus corridors.
7. Future authorized hearings and rezoning, including potential future rezonings for the Hampton Station Area, Tyler-Vernon Station Area, and West Davis Corridor should also explore opportunities for inclusion of the mixed-income housing bonus. Additionally, rezonings that guarantee dedicated affordable units should receive an expedited approvals and review process through the existing Q-Team or the proposed H-team.
8. Work with the City of Dallas Housing Department once the One Dallas Options program is implemented to provides program participants with a menu of incentive options, including additional development rights, parking reductions, support for development review, and financial incentives in exchange for on-site provision of reserved dwelling units, a fee in lieu of provision of reserved affordable dwelling units, or land dedication to the City.

“DEFENSE” DRAFT RECOMMENDATIONS

1. Work with the City of Dallas Housing Department to implement a comprehensive outreach effort in the West Oak Cliff area to promote the Dallas Homebuyer Assistance Program, in addition to education around additional homeownership assistance programs, to aid in making homeownership more attainable for existing residents.
2. Work with the City of Dallas Housing Department to find additional funding to support both the Homeowner and Renter Home Improvement and Preservation Program (HIPP) and the Targeted Rehabilitation Program (TRP) to expand both programs within West Oak Cliff in order to assist property owners in housing rehabilitate to stabilize and improve the existing housing stock.
3. Encourage additional utilization of the City’s Title And Property Assistance (TAPA) program, targeting West Oak Cliff through a dedicated outreach effort.
4. Work with the City of Dallas Housing Department to create a Neighborhood Empowerment Zone in West Oak Cliff to provide tax abatement for home repairs with the goal of helping existing homeowners improve their housing stock while minimizing increased tax burdens.
5. Work with the City of Dallas Housing Department to conduct a comprehensive effort in the West Oak Cliff area to educate about property tax exemptions, including homestead tax exemptions, inherited residence exemptions, senior exemptions, and veteran exemptions.



DISCUSSION

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

Ensure neighborhood affordability through strategic policies and programs

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Support local, minority, immigrant, and women-owned small businesses.

One of the defining elements of Oak Cliff is its local, grassroots, and human-oriented businesses. Economic development incentives and tools should help support small business owners get started as well as remain in place over time.

Promote local arts and culture through initiatives and dedicated physical space

Numerous tools can allow Oak Cliff culture to continue to flourish, including public events for the visual and musical arts, utilizing public right-of-way to showcase artists, the creation of artists studios, or the creation of a local cultural center.

Enhance safety through improved design of buildings and public realm

Comments on public safety were common comment during public engagement. Although the area plan cannot specifically address policing, it is critical that streets and buildings be designed using CPTED principles to reduce opportunities for crime.

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

- Support local, minority, immigrant, and women-owned small businesses.
 - a. Work with the Office of Economic Development to create a small-scale community development assistance program to support small-scale infill economic development opportunities.
 - b. Actively promote the Office of Economic Development's Small Business Adaptive Reuse Program in West Oak Cliff, which provides grants (up to \$30,000) for commercial building repairs and improvements.
 - c. Actively promote the Office of Economic Development's Small Business Continuity Fund in West Oak Cliff to provide loans and grants to small businesses (50 or fewer employees) that have been adversely impacted by the COVID-19 pandemic.
 - d. Actively Promote the Southern Dallas Investment Fund to promote capital improvements to small, locally-owned businesses.
 - e. Actively promote the Office of Economic Development's Public-Private Partnership Program in targeted areas of West Oak Cliff to offset project or operational costs through a number of economic development incentives

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

- Support local, minority, immigrant, and women-owned small businesses.

Comments:

- Strong support for these recommendations from taskforce respondents on online poll
- Desire to ensure accountability
- Want to define what a “local business” means?
- Want to define what “actively promote” means for each item.
- How do we share information about these programs to those who would benefit from them?

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WHAT TYPES OF CULTURAL/ARTS PROGRAMMING WOULD THE COMMUNITY LIKE TO SEE IN WEST OAK CLIFF?

- "makers day" where we can provide opportunities for local and regional artists, cooks, bakers, chefs, crafters, and makers to sell goods
- Live performance (music and dance)
- Open sourced/ grassroots
- Satellite partnerships with the Oak Cliff Cultural Center & expansion of the center that serves all of Oak Cliff

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

 Promote local arts and culture through initiatives and dedicated physical space

- a. Support the City of Dallas' Office of Arts and Culture in providing new arts and cultural programming to the Martin Weiss Recreation Center.
- b. Partner with the Office of Arts and Culture and local community groups to support the implementation of cultural block parties in West Oak Cliff for holidays and special events.
- c. Coordinate with the Office of Arts and Culture, local property owners, and other relevant city departments to support the creation of community-sponsored murals and art walls on public and private building facades throughout West Oak Cliff.
- d. Promote the Office of Arts and Culture's Community Artist Program to local neighborhood and community groups to provide free artists to future public community events.
- e. As a part of the future redevelopment of the Hampton DART Station property into a mixed-use development, work with DART to ensure the inclusion of dedicated community space for arts and cultural events. This space can be curated with assistance from the City's Office of Arts and Culture.
- f. Partner with the Office of Arts and Culture's Public Art Division to ensure community-designed public art is included on public realm improvement projects and right-of-way improvement projects mentioned in the Transportation and Infrastructure and Parks and Open Space sections.

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

Promote local arts and culture through initiatives and dedicated physical space

Comments:

- General support for these recommendations
- Define what “initiatives” means
- How do we incentivize new developments and renovations in the area to utilize the Office of Arts and Culture?
Can this go on a Development Checklist for anyone applying for any type of construction permit?
- Does the Office of Arts and Culture partner with schools?
- How can we entice more Oak Cliff residents to take advantage of these Office of Arts and Culture initiatives?
- How do we make sure that all new public realm projects do this?
- What does a “dedicated community space for arts and cultural events” at Hampton DART Station property mean?
- Expansion of the Oak Cliff Cultural Center that serves all of Oak Cliff

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- Enhance safety through improved design of buildings and public realm
 - a. Explore opportunities for using authorized hearings for rezoning in focus areas to implement urban design standards that support Crime Prevention Through Environmental Design practices, including activated facades and eyes on the street.
 - b. Through the aforementioned public realm design improvement projects mentioned in the Transportation + Infrastructure section, ensure increased pedestrian and street lighting to enhance safety and visibility in high pedestrian areas.
 - c. Ensure that future park improvements at Moss Park, Westmoreland Park, Martin Weiss Park, Beverly Hills Park, and the Elmwood Parkway provide enhanced lighting to increase safety and visibility, while still keeping in mind adjacent neighbors and light-pollution concerns.
 - d. Leverage the aforementioned traffic calming measures stated in Transportation (X.X) to slow traffic speeds and increase pedestrian safety at key pedestrian and commercial areas, including Hampton Road, West Davis, Edgefield, **Polk Street**, and Clarendon.

OBJECTIVES: INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE

● Enhance safety through improved design of buildings and public realm

Comments:

- General support for these recommendations
- Add Polk Street to d (added!)
- Is there a way for a neighborhood (or street) to easily have speed bumps installed?
- In (b), ensure lighting connects transportation hubs (so lighting is continuous from DART station to existing lighted sidewalks). I'm not actually sure if this is an issue.
- We need landowners to put vacant lots to use. Otherwise, create some method to ensure safety on vacant or unused properties.
- Traffic Calming, lighted cross walks and/or traffic lights at intersections on Vernon Ave. between Illinois Ave and Clarendon - specifically Monssen/Elmdale Pl and Vernon Ave.



WEST OAK CLIFF AREA PLAN

TRANSPORTATION + INFRASTRUCTURE

OBJECTIVES: TRANSPORTATION + INFRASTRUCTURE

Prioritize new sidewalks and sidewalk repair to improve accessibility

There are numerous streets in West Oak Cliff with sidewalks in disrepair or non-existent. Using the Sidewalks Master Plan as a guide, sidewalk construction and repair should be prioritized, focusing first on areas near transit and around schools and destinations.

Utilize design improvements within the public right-of-way to enhance placemaking and safety

There are numerous commercial areas where public realm enhancements such as wider sidewalks, reconfigured intersections, public art, street trees, and furniture would create people-oriented spaces while also enhancing pedestrian safety.

Construct new multimodal improvements and bike lanes throughout West Oak Cliff

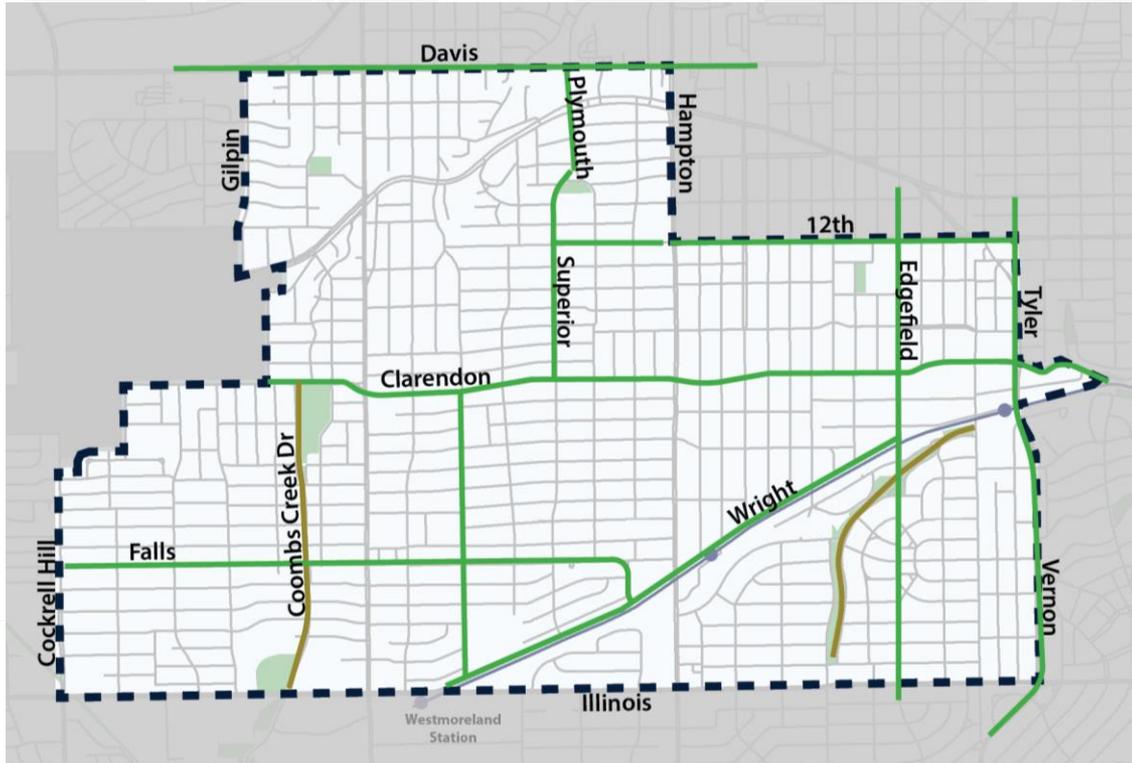
Currently there are no bike lanes and very few trails in the area. Prioritizing multimodal movement on specific streets will help increase neighborhood mobility and safety, enabling easier access to destinations such as DART.

Provide traffic calming through street design enhancements

Some residential streets in West Oak Cliff are wide, encouraging fast traffic while reducing safety for residents, particularly children. Improvements such as street trees, curb extensions, and crosswalks can help to mitigate these current conditions.

PROPOSED BIKE NETWORK

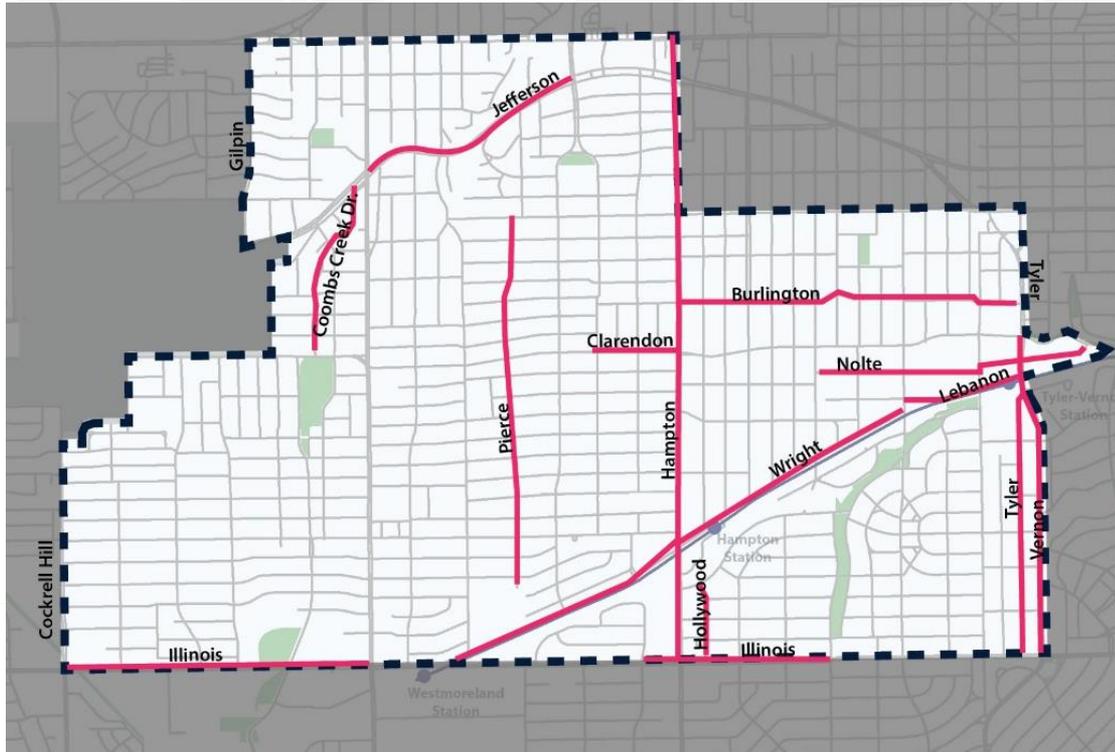
Construct new multimodal improvements and bike lanes throughout West Oak Cliff



- On-Street Facility
- Off-Street Facility/ Existing Trails

NEW SIDEWALKS + SIDEWALK REPAIR

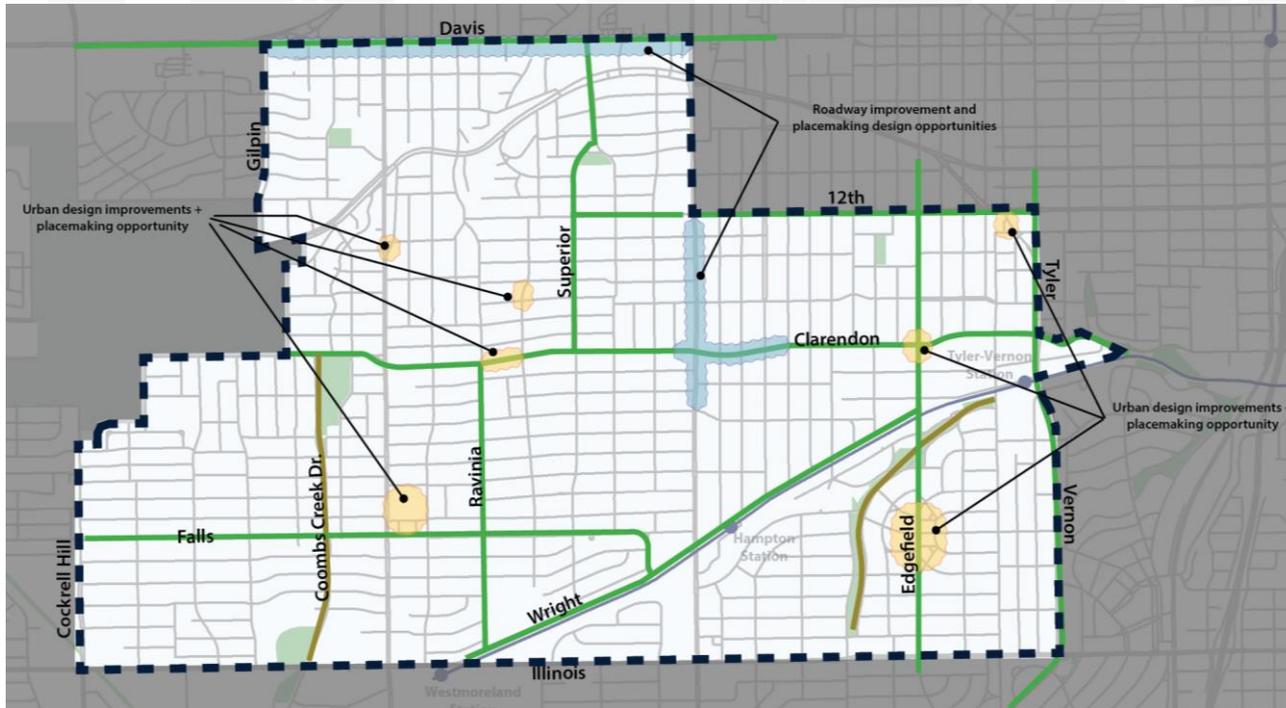
Prioritize new sidewalks and sidewalk repair to improve accessibility



- Repairs to S Vernon Avenue between Clarendon and W Illinois Ave
- Repairs W Illinois Ave between Cockrell Hill Rd and Westmoreland
- Installation of sidewalk on S Vernon Avenue between Clarendon and Illinois
- Installation of sidewalk on Burlington from Hampton to Tyler
- Installation of sidewalk on Wright Street from Hampton to Edgefield (see 3.a)
- Installation of sidewalk on Jefferson between Plymouth and Westmoreland
- Hampton from Wright to Illinois
- Illinois between S. Franklin and Rugged Dr
- Hollywood between Elmwood Blvd and Illinois
- Hampton Road between West Davis and Wright
- Coombs Creek Drive between Clarendon and Jefferson
- Pierce Street between W 12th and Stockard Junior High School
- Clarendon between Chalmers and Hampton
- Nolte between Montclair and Clarendon
- Lebanon between Edgefield and Tyler
- Tyler between Vernon and Illinois

ACTION ITEMS: TRANSPORTATION + INFRASTRUCTURE

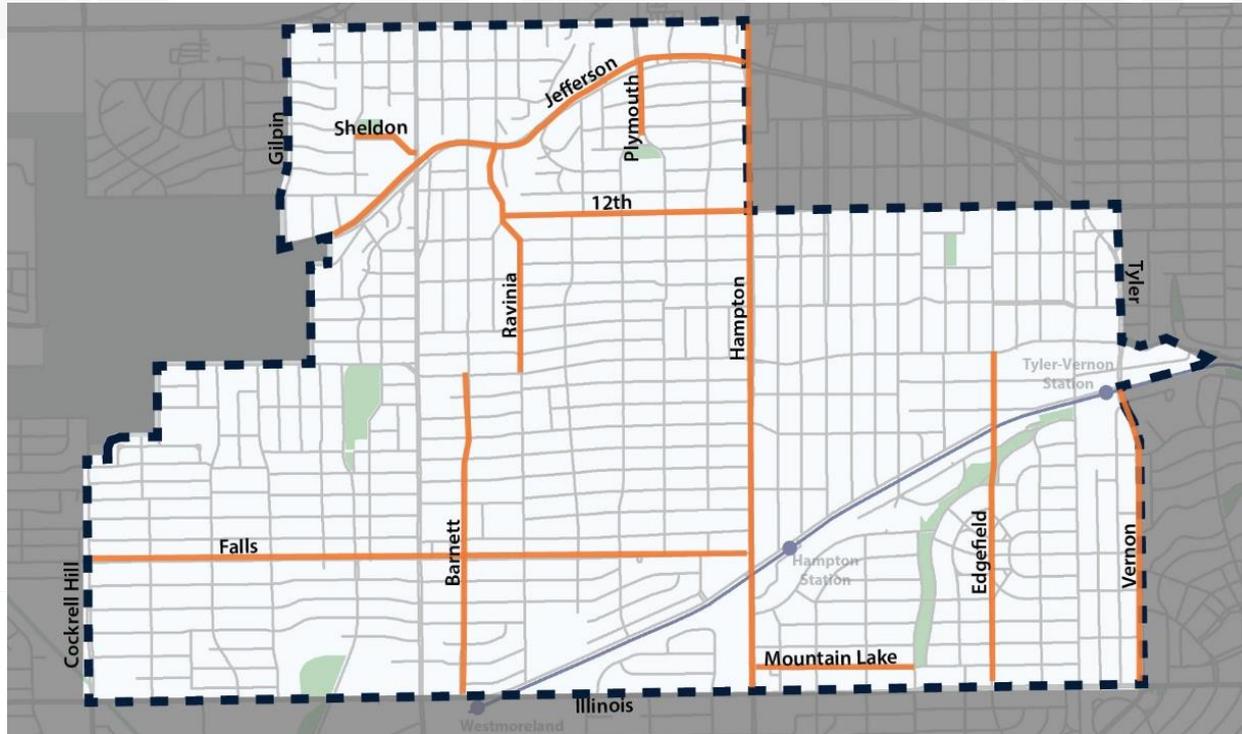
Utilize design improvements within the public right-of-way to enhance placemaking and safety



- Edgefield/Clarendon
- Polk/ Page/12th
- Downtown Elmwood
- Schooldell/Irwindell/
Westmoreland
- North Cliff
Neighborhood Center
- Clarendon/Ravinia
- West Davis
- Hampton/Clarendon
- Westmoreland Heights
Village

ACTION ITEMS: TRANSPORTATION + INFRASTRUCTURE

Evaluate traffic calming on the following streets



OBJECTIVES: TRANSPORTATION + INFRASTRUCTURE

Comments:

- Additional traffic signals on Edgefield seems unnecessary. "B" (tree plantings) seems great.
- For (a), can it (sidewalk improvements on Hampton) go all the way to Wright St instead of Brandon?
- Suggest closing median openings where possible. There are too many openings along Hampton that only serve a limited number of homes. Access points into/through these neighborhoods should be kept to a minimum. The median openings enable this unwanted traffic through our neighborhoods.
- I would also suggest modifying Clarendon on the Thoroughfare plan down to a 2 lane roadway that expands to have dedicated left turns at the larger intersections.
- Great ideas--need to let residents know these options! (if we decide on them!)
- Add: Traffic Calming, lighted cross walks and/or traffic lights at intersections on Vernon Ave. between Illinois Ave and Clarendon - specifically Monssen/Elmdale Pl and Vernon Ave.
- Boyd street sidewalks to Illinois Ave.
- Closing the access to Tyler St. at the Vernon Split for traffic calming and to create walkability to Tyler Station.
- A trail path on Coombs Creek, spanning from Jefferson Blvd to Clarendon. Maybe some Speed bumps by Martin Weiss on Clarendon to deter speeding.

OBJECTIVES: TRANSPORTATION + INFRASTRUCTURE

Comments:

- Why aren't there any [bike lanes] on Jefferson Blvd? Cockrell Hill added bike lanes on Jefferson both ways, and heading towards oakcliff, they end off Gilpin Ave. Bikes ride through OC from CH along Jefferson and I think it would be beneficial to add bike lanes down Jefferson.
- Ravinia busy street and path to 3 schools. – Traffic calming needed.
- Superior (between Emmett and Falls) need sidewalks, bike lanes and traffic calming needed for speeders. Emmett to Falls dr. - no sidewalks curbs or gutters
- Pierce @ Clarendon long stretch very close to Arturo Salazar Elementary To Falls: No sidewalk curbs or gutters
- Wright starting @ Ravinia to Hampton -No sidewalks along Stockard Middle School. Could be used for walking, biking, or access to train.
- Improvements needed near Martin Weiss recreation Center, including crosswalk with striping and blinking light for pedestrian crossing to park at following: W. Clarendon 3300 and 1100 block of Martindell and W. Clarendon at 1000 Combs Creek
- Sidewalks needed on Shasta between Emmett and Falls

OBJECTIVES: TRANSPORTATION + INFRASTRUCTURE

Highest rated sidewalk priorities (total score):

1. Clarendon between Chalmers and Hampton (4)
2. Nolte between Montclair and Clarendon (4)
3. Lebanon between Edgefield and Tyler (3.83)
4. Hampton between West Davis and Wright (3.83)
5. Tyler between Vernon and Illinois (3.6)
6. Pierce between W 12th and Stockard Junior High (3.33)
7. Coombs Creek Between Clarendon and Jefferson (2.8)

Highest rated public realm/design enhancement priorities (total score):

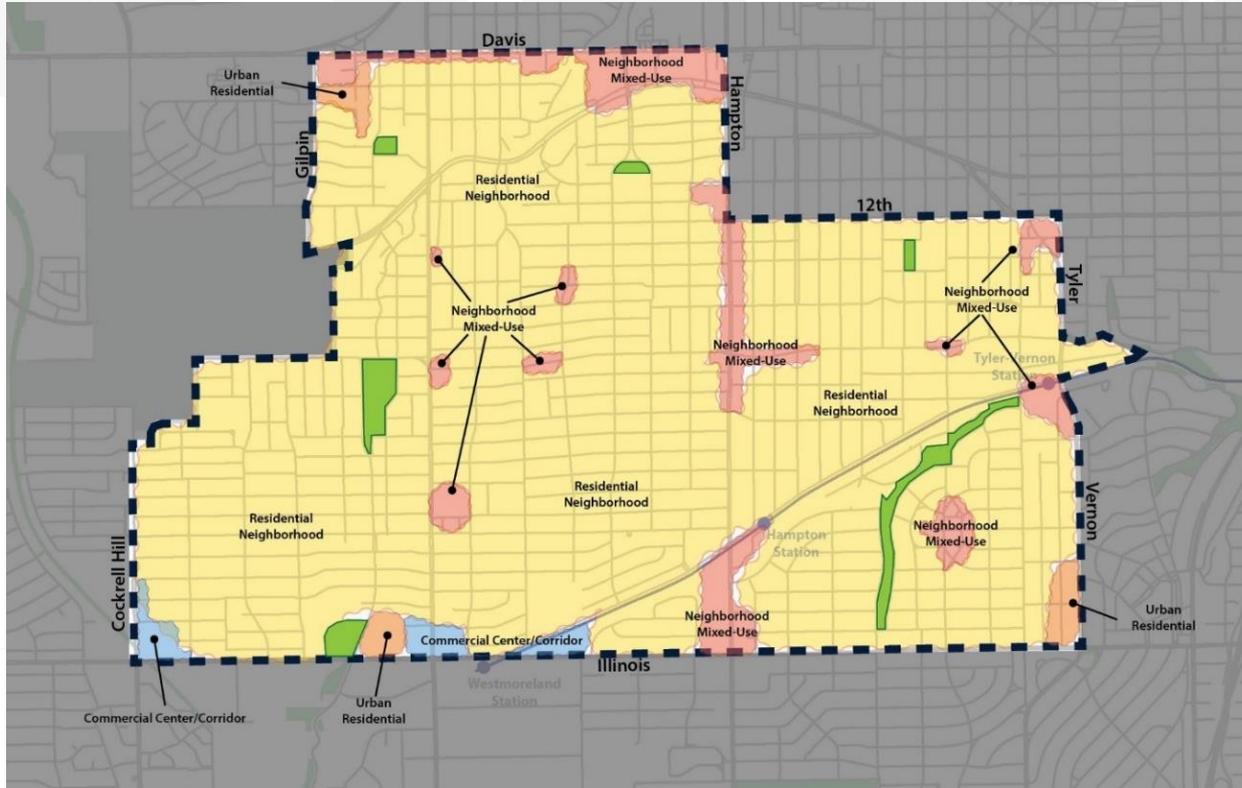
1. Downtown Elmwood (4.67)
2. Hampton (between Brandon and 12th) (4.33)
3. Schooldell/Irwindell/Westmoreland (3.67)
4. Falls/Searcy (3.5)
5. Pierce/Catherine (3.33)



WEST OAK CLIFF AREA PLAN

LAND USE + DEVELOPMENT

DRAFT FUTURE LAND USE MAP



OBJECTIVES: LAND USE + DEVELOPMENT

- **Preserve and protect existing single-family neighborhoods**

Single-family neighborhoods are at the heart of what makes West Oak Cliff a special community. Maintaining the current zoning in these neighborhoods will help to preserve their historic charm and reinforce the cultural identity of this area.
- **Promote transit-oriented development opportunities near high-quality transit**

Prioritizing opportunities for mixed-income, mixed-use development near the DART light-rail stations and high-frequency bus will help enhance access to jobs, good, and service, improve safety, and help ensure great affordability for residents.
- **Create walkable, neighborhood-scale mixed-use centers**

Through strategic urban design enhancements along with zoning changes in specific areas, many of the small commercial nodes in West Oak Cliff can find new life, allowing new jobs, retail, and cultural opportunities to thrive.
- **Preserve historic buildings and character through neighborhood-sensitive design**

Although some new development is necessary for all areas of the city, it is important that important existing historic structures are retained to preserve Oak Cliff culture, while new development is designed to be compatible in scale and character with surrounding single-family neighborhoods.

OBJECTIVES: LAND USE + DEVELOPMENT

- **Preserve and protect existing single-family neighborhoods**
 - I. Unless otherwise specified, there are no recommendations to change the zoning in single-family residential districts (R-5 and R-7.5 districts).
 - II. In the Jimtown Focus Area (Authorized Hearing Case 189-240), consider amending the existing zoning from MF-2 to a lower-density zoning category, permitting accessory dwelling units and duplexes by right, but also encouraging better design outcomes for future development in this area to be context sensitive to the existing neighborhood fabric.

OBJECTIVES: LAND USE + DEVELOPMENT

● Promote transit-oriented development opportunities near high-quality transit

- I. Explore rezoning of the existing Hampton Corridor near the Hampton DART Station to allow for transit-oriented, neighborhood-scale mixed-use development (see Hampton Station Focus Area recommendations)
- II. On non-residentially zoned properties within ½ mile of the Tyler-Vernon DART Station, including the Edgefield/Clarendon intersection (Authorized Hearing Case Number 189-143) explore opportunities to amend the zoning to encourage neighborhood-scale mixed-use development (see Tyler-Vernon Station Focus Area recommendations)
- III. On existing R-7.5(A) zoned lots 15,000 square feet or larger in size within ½ mile of the Tyler-Vernon DART Station, consider future changes to the zoning that would allow for additional housing choice options, such as cottage homes, duplexes, triplexes/quadplexes, while also encouraging better urban design outcomes for future development in this area to be context sensitive to the existing neighborhood fabric (see Tyler-Vernon Station Area Recommendations).
- IV. Explore zoning changes to permit accessory dwelling units by-right in all residentially-zoned TOD areas, defined as ½ mile from DART light-rail stations and ¼ mile from high-frequency bus corridors (Jefferson Boulevard). Permitted accessory-dwelling units will be required to follow existing city codes related to ADUs, including parking requirements, setbacks, and massing standards.
- V. In conjunction with citywide parking code reform, consider parking code reductions for commercial, residential, and office uses within ½ mile of DART light-rail stations and ¼ mile of high-frequency bus corridors to enable more financially-viable development in these areas and to produce more walkable, pedestrian-oriented development in the future.

OBJECTIVES: LAND USE + DEVELOPMENT

● Create walkable, neighborhood-scale mixed-use centers

- I. Downtown Elmwood Focus Area: (Authorized Hearing Case Number Z178-142), amend the zoning to allow for neighborhood-scale mixed-use development, including allowing some residential uses (see Downtown Elmwood Focus Area Recommendations).
- II. Hampton-Clarendon: (Authorized Hearing Case Number 189-349) amend the zoning to allow for neighborhood-scale mixed-use development, including allowing some residential uses (see Hampton/Clarendon Focus Area Recommendations). As a part of this, consider expanding the score of the existing authorized hearing north to include commercially-zoned properties along Hampton between Burlington and West 12th Street.
- III. North Cliff Neighborhood Center (Authorized Hearing Number 189-127): amend the conservation district zoning to allow for neighborhood-scale mixed-use development, including allowing some additional residential uses (see North Cliff Neighborhood Center Focus Area Recommendations).
- IV. In other existing retail nodes throughout West Oak Cliff, including Schooldell/Irwindell/Westmoreland, Clarendon/Westmoreland, Westmoreland Heights Plaza, Ravinia/Clarendon, and Tyler/Page/12th, consider future amendments to the zoning to enable more neighborhood-scale, walkable mixed-use development that works to protect existing historic structures but allows for future redevelopment and infill development that enhances these as pedestrian-oriented districts.

OBJECTIVES: LAND USE + DEVELOPMENT

- **Preserve historic buildings and character through neighborhood-sensitive design**
 - I. Explore amending the existing zoning for create a conservation district for the Hampton Hills neighborhood and the Kessler Park/ Ravinia Heights neighborhood to preserve the historic character of that neighborhood.
 - II. In conjunction with planning citywide parking code reform, explore opportunities to reduce parking requirements for legacy and historic structures in all ongoing authorized hearing locations to enable easier redevelopment of existing structures and encourage rehabilitation over redevelopment.



WEST OAK CLIFF AREA PLAN

NEXT STEPS

NEXT TASKFORCE MEETING



- Monday, January 24th
- OR
- Monday, January 31st

We will work through final recommendations and finalize focus area recommendations

Goal: Have draft recommendations ready to be vetted by the public in February



UPCOMING COMMUNITY MEETINGS

- **IN-PERSON**: Saturday, February 5th, 2022
 - **VIRTUAL**: Monday, February 7th, 2022
- TENTATIVE**
- Will present rough draft of West Oak Cliff Area Plan and recommendations
 - Will provide residents, neighborhood associations, and stakeholders 60 days to provide input. (Input will be due April 5th)
 - Input can be provided online and in-person
 - Staff is happy to set up individual meetings as needed
 - Once comments and input is received, the rough draft will be updated.
 - The Final draft will then begin the briefing process to City Plan Commission



WEST OAK CLIFF AREA PLAN

