

# WEST OAK CLIFF

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AREA PLAN

## TASKFORCE MEETING

MAY 16, 2022



# AGENDA

- I. Staff Updates
- II. Draft Plan Survey + Engagement Recap
- III. What We Heard + Recommendations for Amendments
- IV. Adjourn



WEST OAK CLIFF AREA PLAN

# STAFF UPDATES

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# TENTATIVE ADOPTION PROCESS

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- Additional Taskforce Meeting (if applicable): Wednesday, June 1<sup>st</sup>
  - Forward Dallas Comprehensive Land Use Committee: Tuesday, June 14<sup>th</sup>, 8am
  - City Plan Commission: July 7<sup>th</sup> or July 21<sup>st</sup>
  - City Council Committee Briefing: August (Date TBD)
  - City Council for Adoption: August (Date TBD)
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# CLARENDON ROAD UPDATES

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- In a recent Council Agenda, Council funded a traffic study for Clarendon between Westmoreland and Hampton
- The request for the study was initiated by the District 1 office (MPT West) at the request of DISD and neighbors, and based on feedback received from WOCAP
- Will be critical to potential future bike lane improvements

## Data Collection Plan - Clarendon

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### 96-Hour Counts (Speed/Volumes/Classification) (Thursday – Sunday)

- 1 Location

### 24-Hour Turning Movement Counts (5 locations)

- 2 Signalized
- 3 Unsignalized

### Peak Hour Turning Movement Counts (5 locations)

- 2 hours AM, 2 hours PM
- 5 unsignalized

### Bidirectional Spot Speed Data

- 1 location
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WEST OAK CLIFF AREA PLAN

# DRAFT PLAN ENGAGEMENT RECAP

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# CITY-LED PUBLIC MEETINGS IN MARCH

## Wednesday, March 9<sup>th</sup>

- Virtual
- 60 attendees



## Saturday, March 12<sup>th</sup>

- In-Person at Martin Weiss Recreation Center
- Roughly 100 attendees



# NEIGHBORHOOD MEETINGS

**February 17th:**  
Beverly Hills NA + El Tivoli NA

**March 2<sup>nd</sup>**  
Elmwood NA

**March 15<sup>th</sup>**  
Jimtown NA

**March 24<sup>th</sup>**  
Hampton Hills NA, Sunset Hill NA, East  
Hampton Hills NA

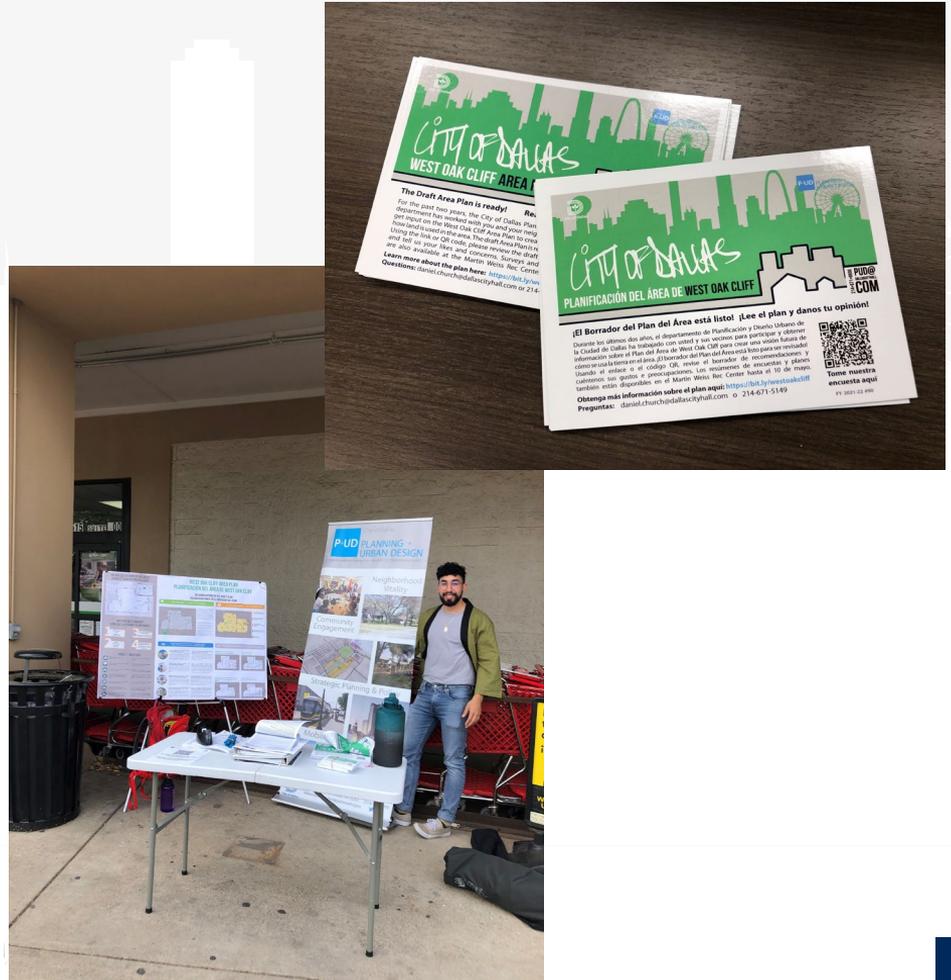
**March 26<sup>th</sup>**  
Polk-Vernon NA, Wynnewood North NA,  
South Edgefield NA

**April 21<sup>st</sup>**  
Ravinia Heights/Kessler Plaza NA



# POP-UP EVENTS

- Thursday, April 21<sup>st</sup> at El Rio Grande Supermarket
- Saturday, April 23<sup>rd</sup> at Supermercado Monterrey
- Passed out surveys, informed residents about the plan and answered questions
- Additionally, 8,000 postcards were sent home with students through local DISD Elementary and Middle Schools





# TOTAL ENGAGEMENT BY THE NUMBERS

- 14 Total Public Meetings
- 844 Total Surveys Completed
- 952 Total Attendance at City -Led Meetings
- 582 Total Attendance at Online Meetings
- 370 Total Attendance at In -Person Meetings
- 14 Other Touch Point Meetings
- 290 Comments on Social Pinpoint Maps
- 17,796 Visits to Social Pinpoint Website
- 5,998 Unique online users
- 469 Unique Stakeholders

**7,794**

**TOTAL TOUCH  
POINTS**

# DRAFT PLAN SURVEY RESULTS

## 295 Total Surveys Completed

### 81% Live in West Oak Cliff

- 11% Do Not
- 8% Preferred Not to Say

### 40% Work in West Oak Cliff

- 50% Do Not
- 10% Preferred Not to Say

### Most Common Zip Codes

- 75211                    41%
- 75208                    20%
- 75224                    14%

### 62% Hispanic/Latinx

- 34% White
- 3% Black
- 1% Other Races/Ethnicities

# DRAFT PLAN SURVEY RESULTS

## Age

<14	0%
15-24	11%
25-34	33%
35-44	25%
45-54	9%
55-64	9%
65-74	7%
75-84	2%
85+	1%
Prefer Not to Say	3%

## Attended Previous WOCAP Meetings?

- 46% Yes
- 40% No
- 14% Preferred Not to Say

## How Did You Hear About WOCAP?

- 17% Social Media (MPT West)
- 15% Social Media (PUD)
- 11% News Media
- 4% Yard Signs
- 5% Mailers
- 33% Word of Mouth
- 14% Other



WEST OAK CLIFF AREA PLAN

# WHAT WE HEARD

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# DRAFT PLAN SURVEY SUMMARY

## 2,956 Total Comments on the Draft Plan Survey

- 665 Comments related to **Land Use and Development**
- 558 Comments related to **Community Development + Quality of Life**
- 760 Comments related to **Transportation and Infrastructure**
- 552 Comments related to **Parks and Open Space**
- 421 Comments related to **Focus Areas**

**Note:** Comments were reorganized into their respective group based on content, regardless of where individuals may have placed their comment on the survey



# LAND USE AND DEVELOPMENT

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- Concerns about recommendations for neighborhood mixed-use in some commercial areas along Westmoreland
- Support for allowing ADUs, some missing middle housing (especially duplexes)
- Support for protecting single -family neighborhoods
- General support for decreasing drive-thrus/autocentric uses, along with some expressed opposition ([misconceptions of forced displacement of these uses](#))
- Some voices that want no multifamily at all / no land developers, but want affordable houses
- Some voices want the plan to go further and recommend more density
- Multiple voices supporting new retail/ walkable, mixed-use centers
- Strong support for working to preserve/protect historic structures
- Desire for new grocery store options
- Desire to minimize displacement/gentrification
- Desire to preserve neighborhood character
- Desire for new retail/development to support local, small businesses

# LAND USE AND DEVELOPMENT

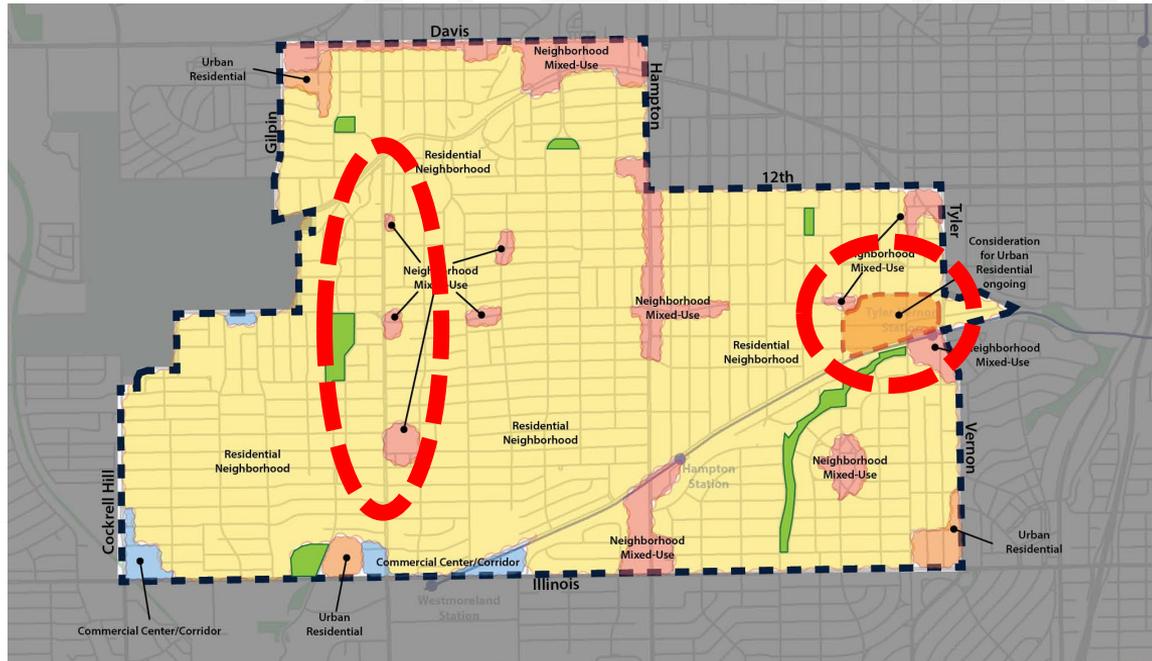
- Some concern about scale of development along Hampton and elsewhere in West Oak Cliff
- Concerns about spillover parking due to parking reductions
- Concerns about new development increasing traffic
- Desire for home repair (we are recommending expansion of current City programs to include WOC)
- Concern of demolition of existing homes for multifamily/townhomes
- Concerns about demolition of homes for new homes that don't fit character of neighborhood
- Concerns about replatting into larger lots for missing middle housing
- Misconception that development at Hampton Station is "low-income housing"
- Misconception that the area plan changes zoning. (It only establishes a long-term vision.)
- Misconceptions that apartments will bring in undesirable people and increase crime
- Concerns about replacement of Hispanic culture with "being forced to conform to the ideal Caucasian"
- Concerns about the proposal of making an old hospital along Hampton into a homeless services center (outside the geographic scope of the Plan)

# LAND USE AND DEVELOPMENT: RECOMMENDED AMENDMENTS

1. Change Future Land Use Map to reflect concerns about: Urban Residential at Tyler+Vernon Station Area and neighborhood mixed-use on Westmoreland (Remove Recommendation 2.D and amend language for 3.E accordingly)
2. Amending language for 2.C to “In areas within ½ mile of DART light rail stations, **consider** creating a zoning overlay, using proposed Conservation districts, **or creating a new infill residential zoning category** to permit missing-middle housing types to be allowed by-right...”
3. Amend language for 2.E to “In areas within ¼ mile of high frequency bus (Jefferson Boulevard), **consider creating a zoning overlay, using proposed Conservation districts, or creating a new infill residential zoning category** to permit accessory dwelling units by-right.
4. **Jimtown recommendation change?**

# DRAFT FUTURE LAND USE MAP

1. Change Future Land Use Map to reflect concerns about Urban Residential at TylerVernon Station Area and neighborhood mixed-use on Westmoreland (amend 3.E accordingly)





# FOCUS AREAS

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## General Comments:

- Concerns about gentrification and displacement caused by any new development
- Concerns about new development that is out of scale/character with existing fabric
- Concerns about safety (crime, pedestrian safety, street lights, etc) in all areas
- Concerns about future demolition of historic structures
- Concerns about recommendations to prohibit auto - centric businesses, but also numerous comments in support of recommendations to prevent new businesses from entering these areas
- Concerns about parking and spillover
- Desire for new retail but generally not new residential



## North Cliff

- Strong support for recommendations
- No negative comments or ideas
- **No recommendation for any changes or amendments to draft plan.**

# FOCUS AREAS



## West Davis Corridor

- Limited comments for West Davis Area.
- 1-2 comments against mixed-use (already allowed in zoning)
- Desire to see improvements and redevelopment in area bounded by Plymouth/Davis/Hampton/ Jefferson



## Jimtown Area

- Concerns ADUs and duplexes will cause more parking on-street
- Support for “down -zoning” away from multifamily
- Support for improving neighborhood walkability



## Hampton/Clarendon

- Mixed feelings on allowing mixed-use, concerns about height
- Concerns new development will further increase traffic and reduce pedestrian safety
- Some comments about fears of “kicking out” existing businesses
- Misinformation about forced displacement of auto shops



# FOCUS AREAS



## Hampton Station Area

- Concerns new multifamily will bring crime/ “the wrong people”
- Some comments about scale/character/architecture of any new development
- Some opposition to any housing at the site, also some support for new development



## Tyler-Vernon Station

- Support for retail/restaurants
- Very little support for Urban Residential (Option B). Some concerns about missing middle housing options.
- Desire for park and ride at station
- Fears of displacement



## Downtown Elmwood

- Great deal of support for plans for Downtown Elmwood.
- Support for banning new auto-centric uses
- Strong support for allowing mixed -uses
- Strong support for improved walkability
- Some concerns that 3 stories is too tall
- Mixed -feelings on parking. Some concerns about spillover but also support for reductions

# FOCUS AREAS



## Hampton Station Area

- Reword recommendation 1.A to align with language from LU+D 2.C
- On 1.B, consider increasing percentage of affordable units to 15%? 20%?
- Amend language related to Hampton Station redevelopment to “as a part of future public-private partnership”



## Tyler-Vernon Station

- Remove recommendation 1.B
- Reword recommendation 1.A to align with language from LU+D 2.C
- Amend 1.D to “...consider prohibiting new autocentric land uses.”



## Downtown Elmwood

- **No recommendation for any changes or amendments to draft plan.**



# DISCUSSION

A white silhouette of a city skyline is positioned in the background, featuring various skyscrapers, a prominent archway, and a Ferris wheel on the right side.

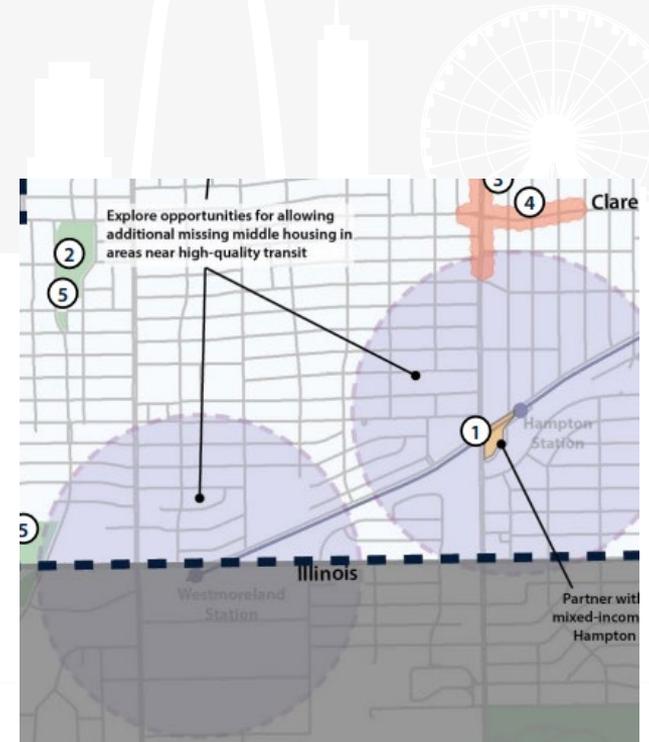
# **INCLUSIVE COMMUNITY DEVELOPMENT + QUALITY OF LIFE**

# COMMUNITY DEVELOPMENT + QUALITY OF LIFE

- Numerous comments about policing/patrolling/crime/safety
- Numerous comments about trash/sanitation/bulk trash/code compliance issues
- Concerns of turning West Oak Cliff into Bishop Arts (large apartments + displacement)
- Concerns of displacement/gentrification and change in community culture
- Concerns about rising taxes
- Concerns about loose dogs
- Concerns about business displacement/ turnover
- Concerns about replatting to make larger lots
- Misinformation about the City acquiring/tearing down homes ([NO PLANS FOR THAT!](#))
- General support for arts and culture programming
- Desire for a grocery store
- General desire for neighborhood beautification (cleanliness and buildings)
- Desire to maximize affordability for residents / rent control ([not allowed by State Law](#))
- Desire for new development to include community needs
- Some desire to see higher percentage and lower AMI at DART Station. But also some desire to see no new housing/ no affordability at DART property

# COMMUNITY DEVELOPMENT + QUALITY OF LIFE: RECOMMENDED AMENDMENTS

1. Remove TOD radius for missing middle housing from Vision Map for Westmoreland Station
2. Amend 1.B to add “or new infill residential category” to missing middle housing implementation options (to align with Land Use and Development Recommendations)
3. Add 12<sup>th</sup> Street to Traffic Calming Streets (4.D). (To be discussed in a few slides)
4. Add Greiner Park to 4.C (recommendation about Park Safety + Enhanced Lighting)





# DISCUSSION



# TRANSPORTATION AND INFRASTRUCTURE

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- General comments about streetlight needs everywhere
- General comment about wanting sidewalk improvements everywhere
- General comments about wanting traffic calming/speed bumps everywhere
- Bike lanes: opinions on both sides but far more people supportive than against bike lanes (65 comments in support; 27 against)
- General comments about road quality/ road repair needs everywhere
- Concerns about on-street parking, especially on residential streets
- Lots of comments about traffic calming on 12<sup>th</sup> Street
- Numerous comments about DART service, including removal of bus routes. (Out of scope of plan.)
- Streetcar extension from Bishop Arts Streetcar to the area. (Out of scope of plan. DART in process of developing Streetcar Planning Guide which includes a recommendation for extension of that line to Zoo but not beyond).
- Some expressed concern about various aspects of the two Elmwood design options (These are highly conceptual. Full design would involve extensive community engagement).
- Concerns on both side of aisle related to recommendations of the Hampton Road Taskforce (Our recommendation for Hampton used some of their ideas but are not recommending road diet. Any improvements such as signals would require traffic study)
- Extension of Kramer St to Mt. Royal
- Sidewalks needed on McLean Avenue





# DISCUSSION



# PARKS AND OPEN SPACE

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- Numerous comments about having a dog park (Plan recommends improvements at Moss or Martin Weiss which could include dog park)
- General comments about park safety
- General comments about park + rec center maintenance and improvements to existing facilities
- Numerous comments about Southern Gateway Deck Park (far outside scope of plan)
- Concern about recommendation to consider trail/open space in floodplain of Hampton DART Station Property
- Concerns about property takes/ home demolition for parks (none recommended!)
- Concerns that parks “gentrify”
- Concerns about environmental quality/ trash/ ecological protection
- Desire for more sports fields (2.C specifically mentions working with DISD to make sports fields public)
- Desire to add recommendations about improvements at Greiner Park
- Concerns about medians being used for parks
- Improved pedestrian crossing of Clarendon to get to Martin Weiss
- Desire to see a skate park added in West Oak Cliff

# PARKS AND OPEN SPACE: RECOMMENDED AMENDMENTS

1. Add a new recommendation to “4. Improve and enhance existing parks and green spaces” to include finding a location for a dog park and a skate park
2. Remove language from Parks and Open Space Vision Illustration (#3): “exploring ways to enhance the existing creek area as an open space community asset.”
3. Add a new recommendation to “4. Improve and enhance existing parks and green spaces” about improvements at Greiner Park
4. Add language about an improved hawk-signal pedestrian crossing of Clarendon to get to Martin Weiss Park to 4.C



# DISCUSSION



# WEST OAK CLIFF AREA PLAN

