



DALLAS MIDTOWN REDEVELOPMENT PLAN

PEOPLE MOVER PLANNING LUNCHEON – JUNE 27, 2014

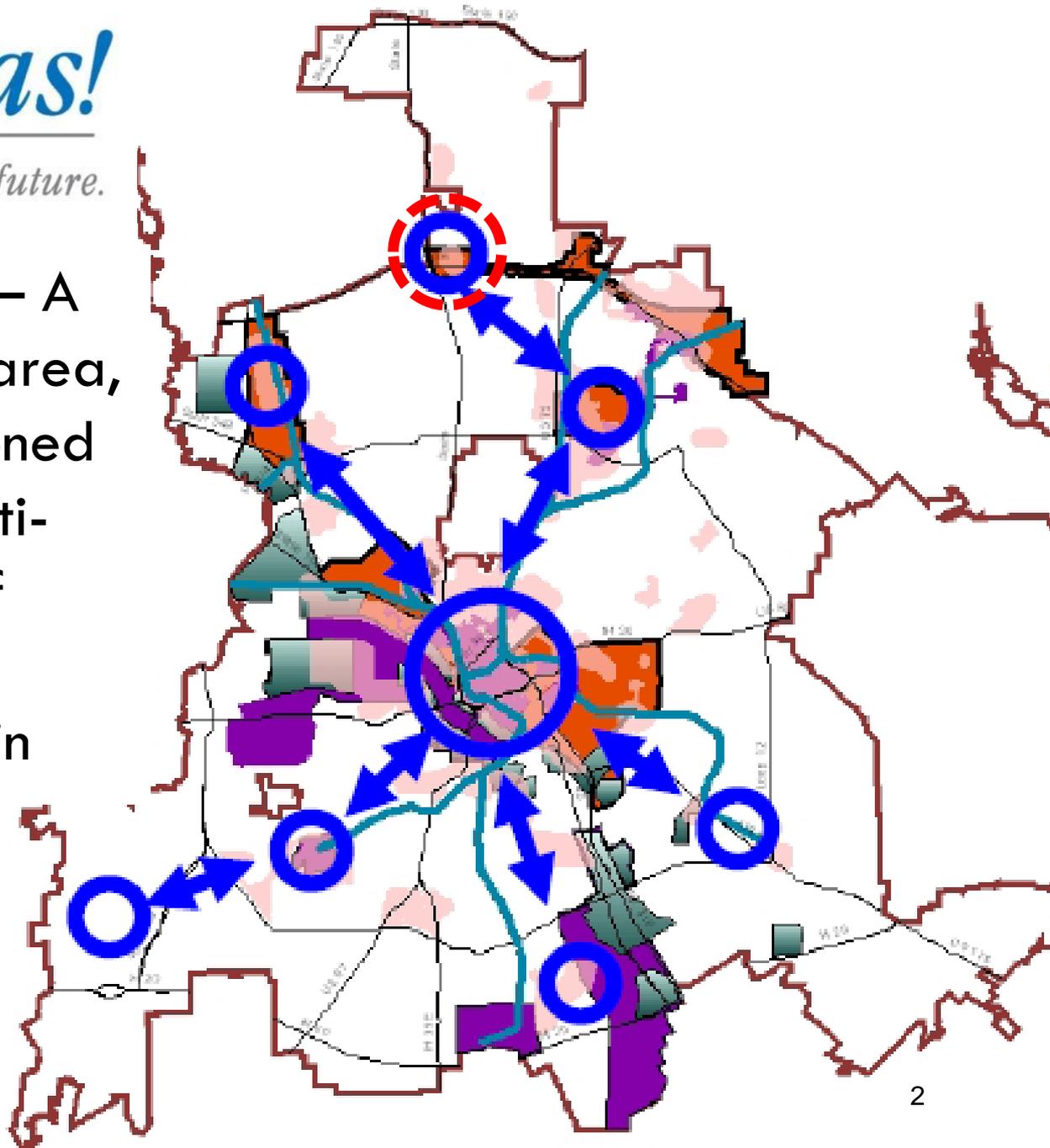
NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

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Lee Kleinman, Dallas Councilmember - District 11

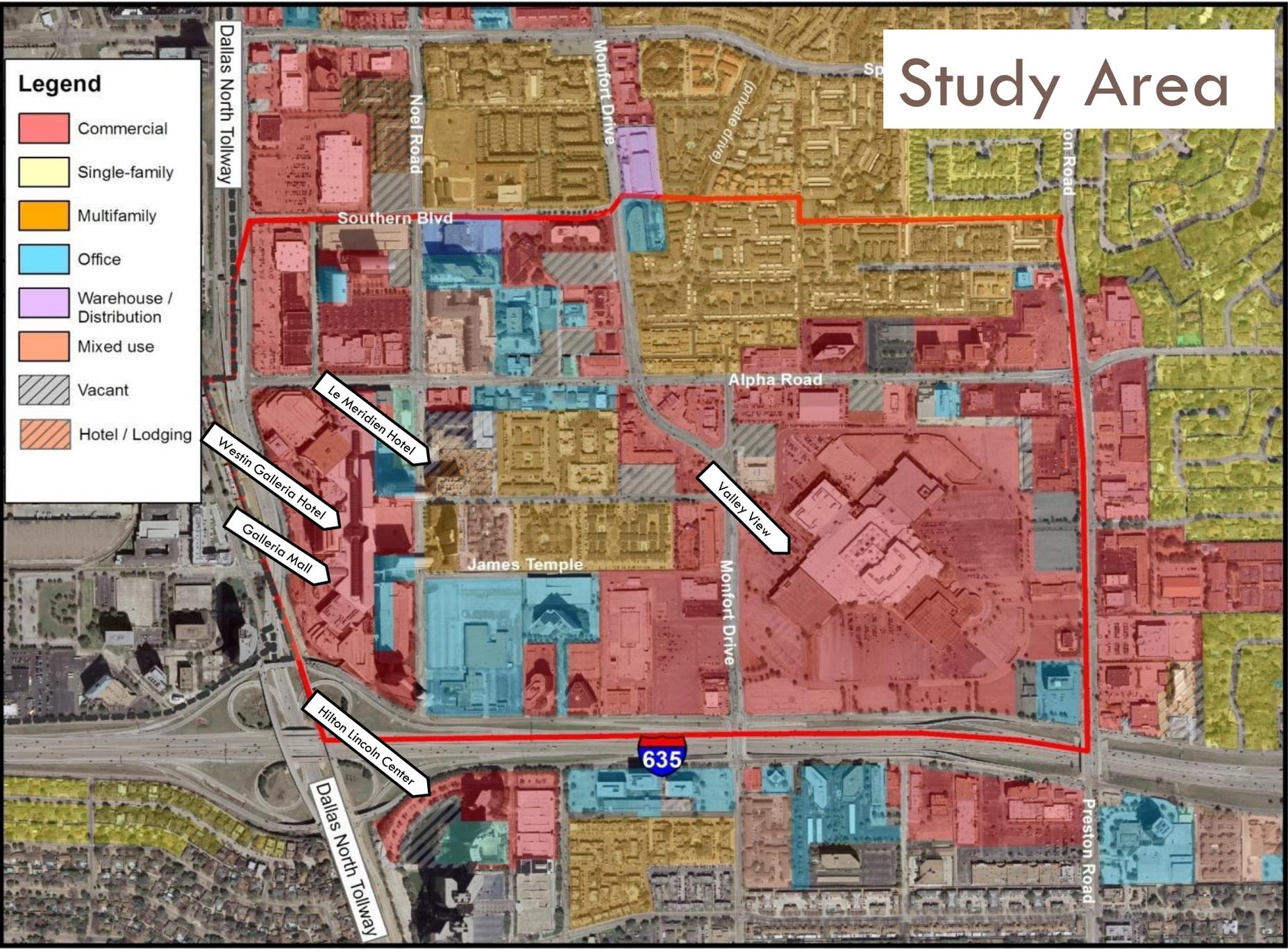
- **Dallas Midtown** – A strategic growth area, part of an envisioned transit-linked, multi-centric network of dense, walkable, mixed use areas in Dallas

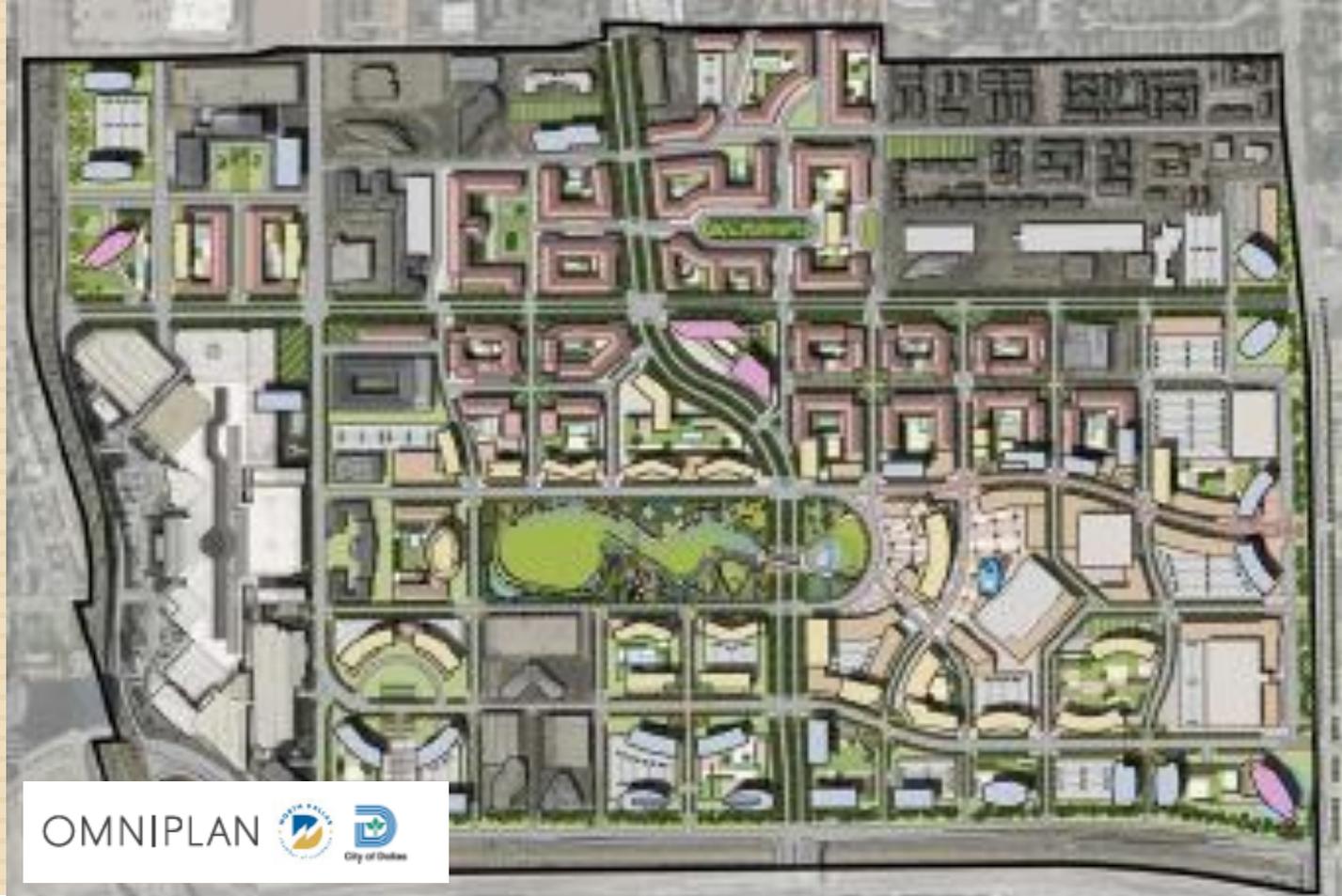


Study Area

Legend

- Commercial
- Single-family
- Multifamily
- Office
- Warehouse / Distribution
- Mixed use
- Vacant
- Hotel / Lodging





A Bold Vision

- *22 million square feet of proposed development including residential, office, hospitality, retail and entertainment*



A Bold Vision

- *Dense, mixed use development envisioned around a central open space – “Midtown Commons”*



A Bold Vision

- *Vibrant business, shopping and entertainment district*



A Bold Vision

- *A mixed use, pedestrian friendly neighborhood*



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A Bold Vision

- *A network of enhanced open space and streets to support high density in a high quality environment*

New Walkable Mixed Use Zoning

Form Based Zoning as Opposed to Use Based

Flexible land use

Buildings pulled up to the sidewalk

Pedestrian-scale lighting

On-street parking



Shading structures

Active frontage with street facing entrances

Wide sidewalks

Outdoor dining

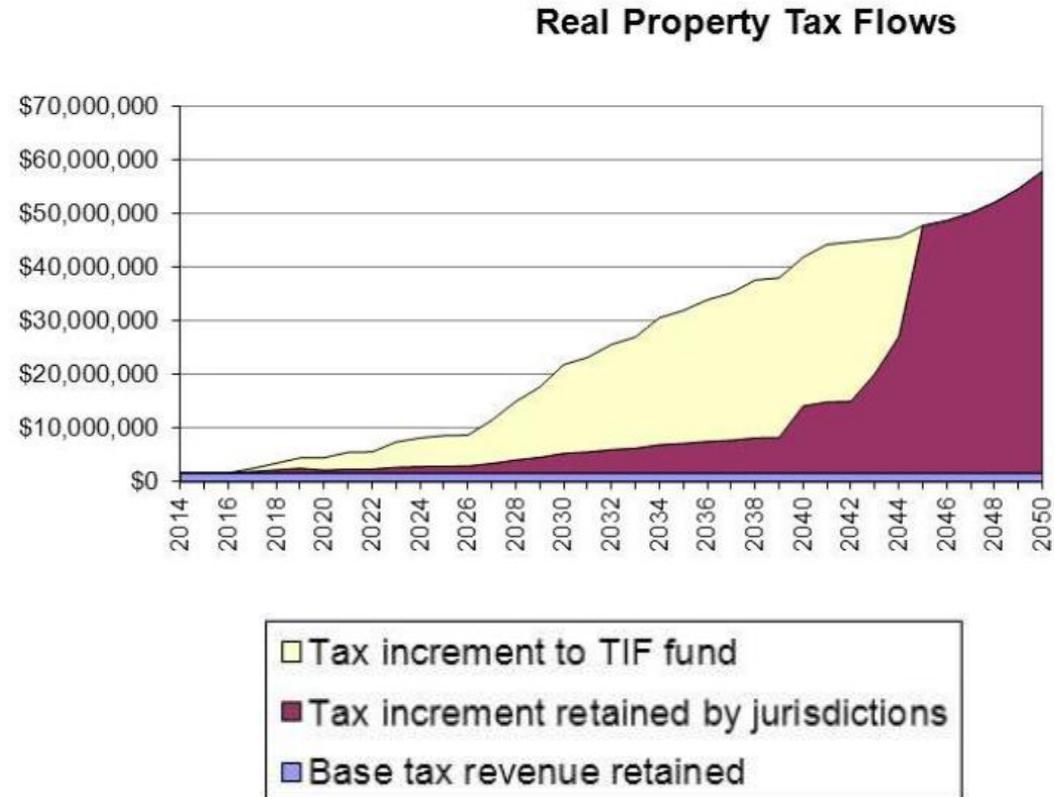
Street trees and planters

New Walkable Mixed Use Zoning

- Reduced parking requirements based on ULI model, shared parking, structured parking, on-street parking
- Restrictions on surface parking
- Enhanced streetscape standards
- Maximum block perimeter standards
- Open space requirements proportionate to density

New Tax Increment Financing District

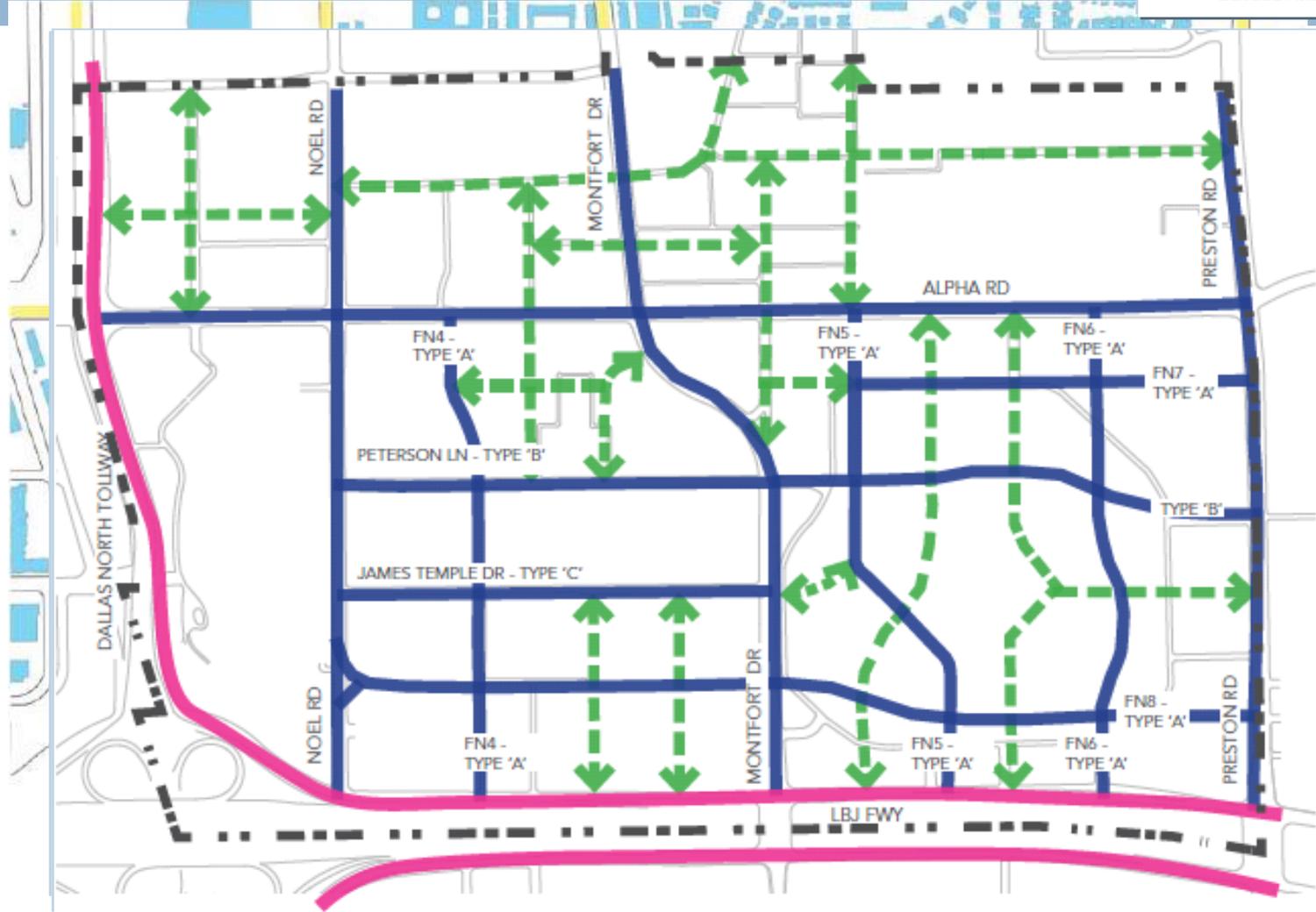
- \$3.9 billion taxable value and ~ \$400 million TIF revenue generated over 30 year term
- Funding priorities:
 - ▣ **Infrastructure** (streets, streetscape, utilities) ~ \$167 million
 - ▣ **Economic development grants** (incl. affordable housing) ~ \$118 million
 - ▣ **Open space** (land acquisition) ~ \$71 million



Conceptual Streets Network

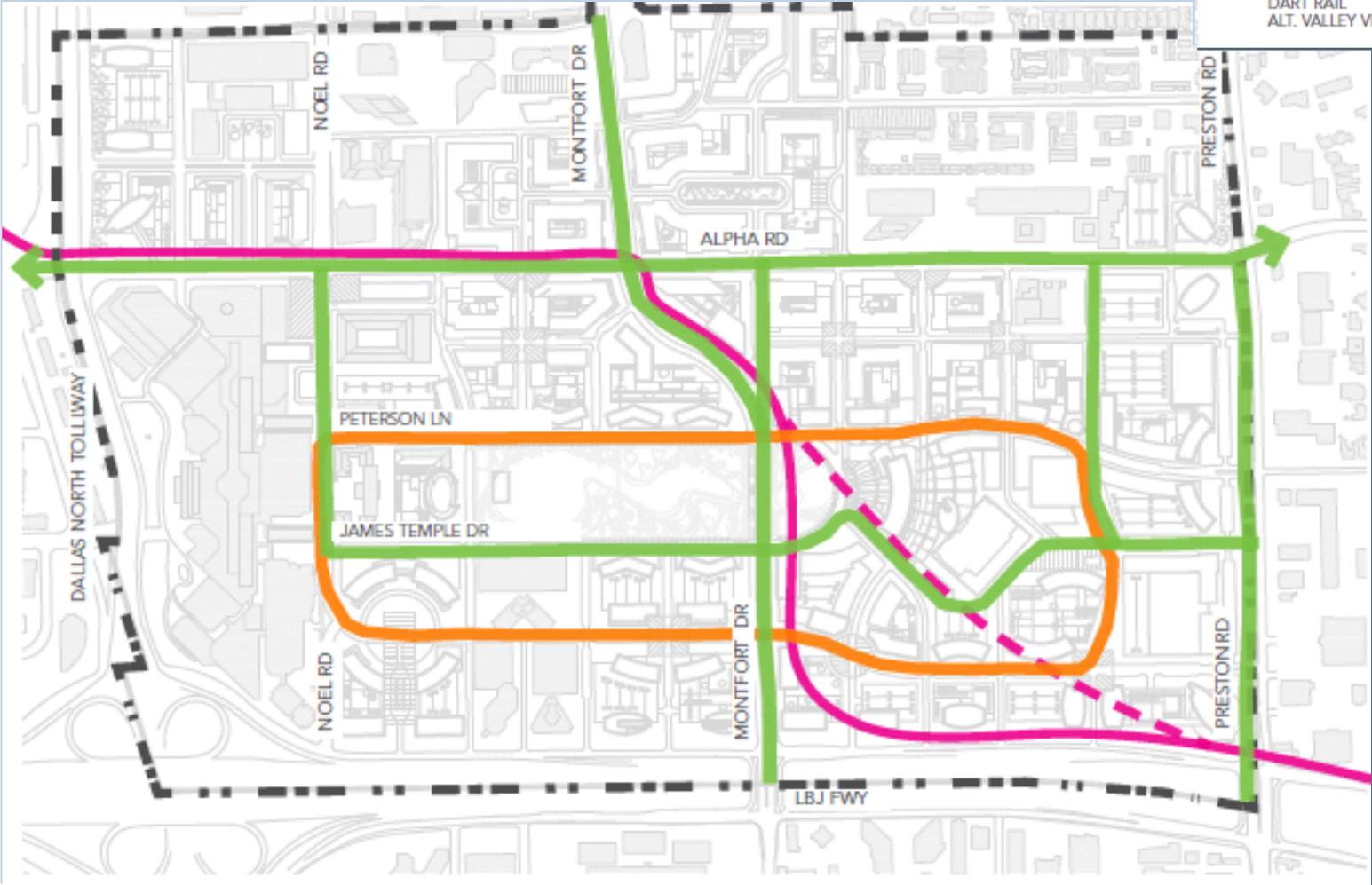
LEGEND:

- ■ ■ STUDY AREA BOUNDARY
- PROPOSED AMENDMENT TO THOROUGHFARE PLAN
- FRONTAGE ROAD
- CONCEPTUAL MINOR STREETS, DEVELOPMENT DRIVEN*

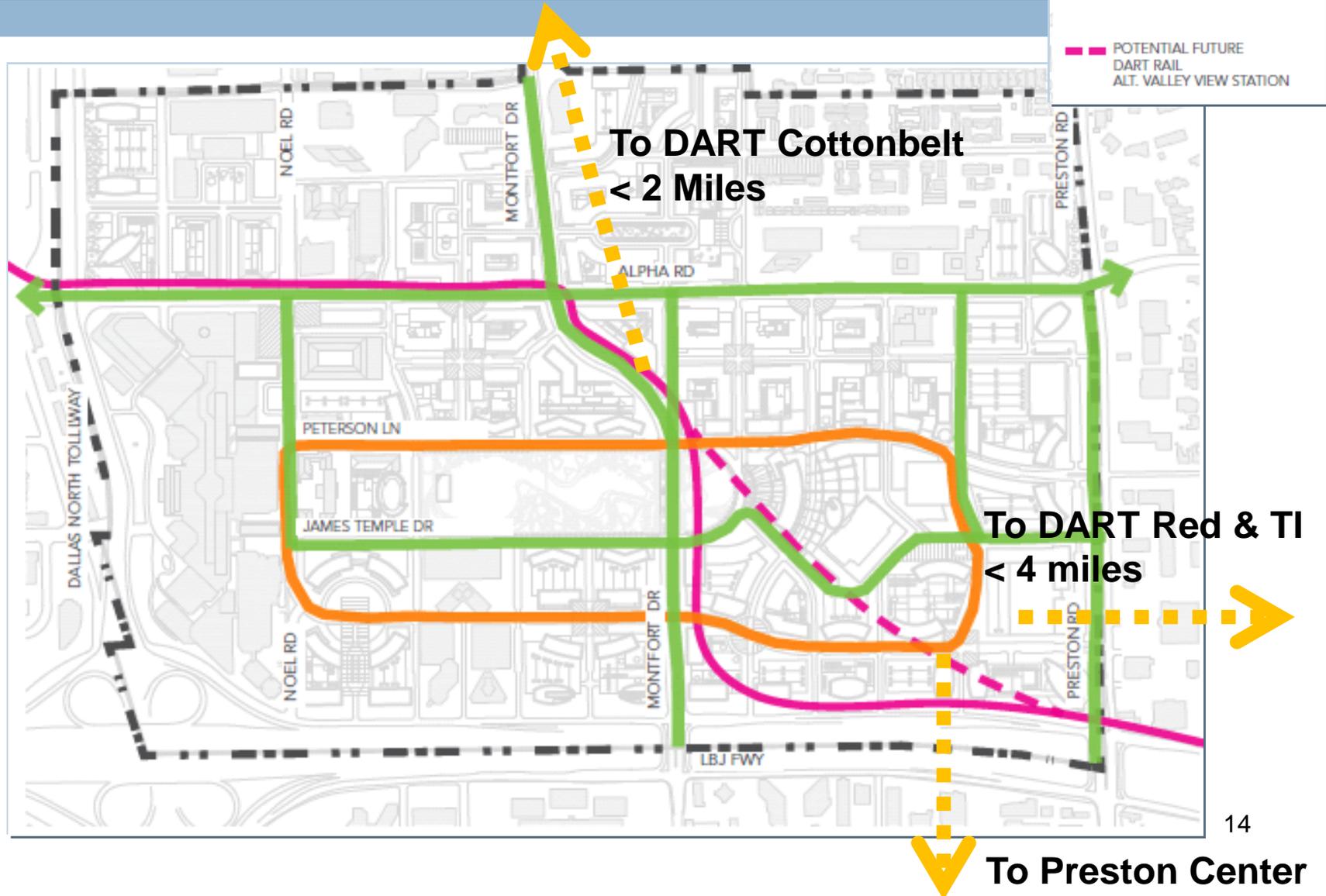


Bike and Transit Network

- BICYCLE LANE
- DISTRICT TROLLEY (SHARED LANE RUBBER TIRE)
- POTENTIAL FUTURE DART RAIL
- POTENTIAL FUTURE DART RAIL ALT. VALLEY VIEW STATION

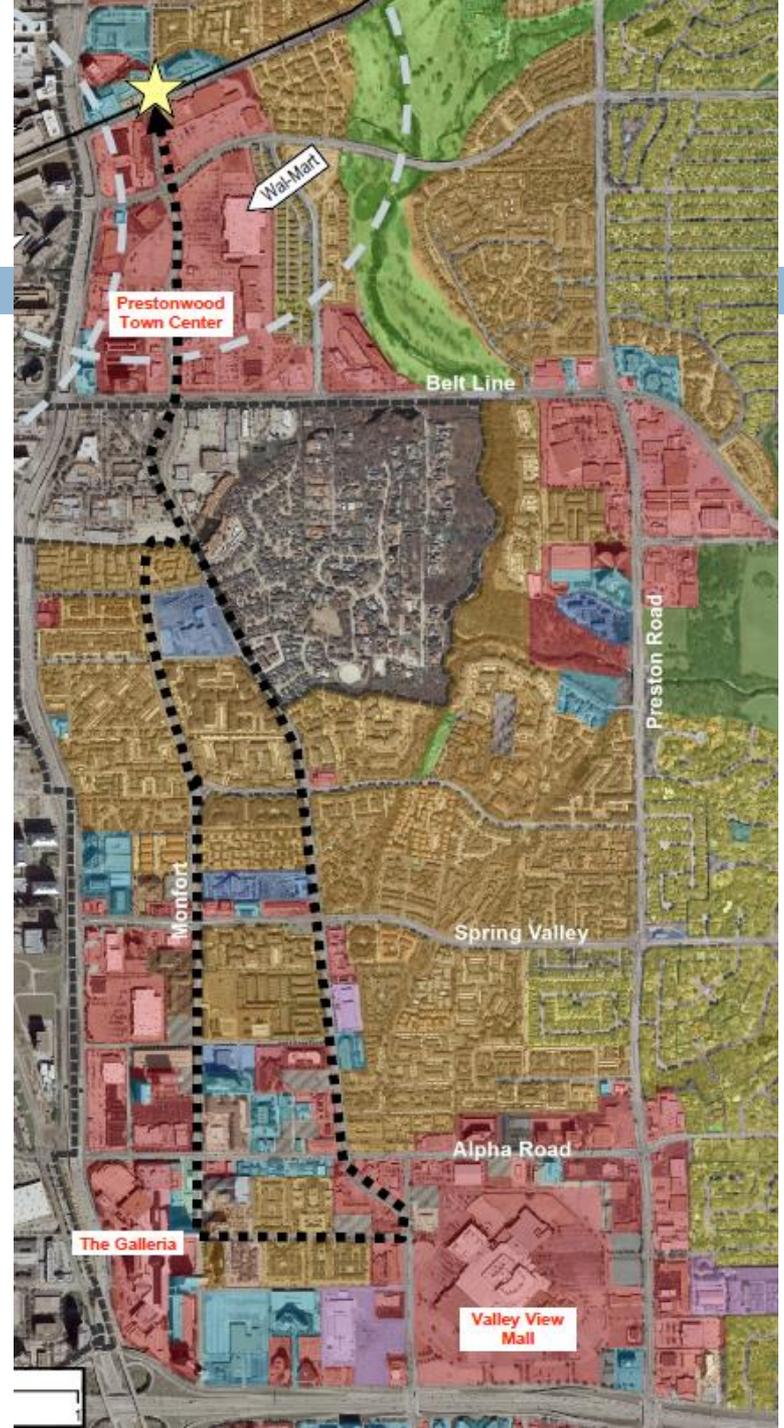


Potential People Mover Links

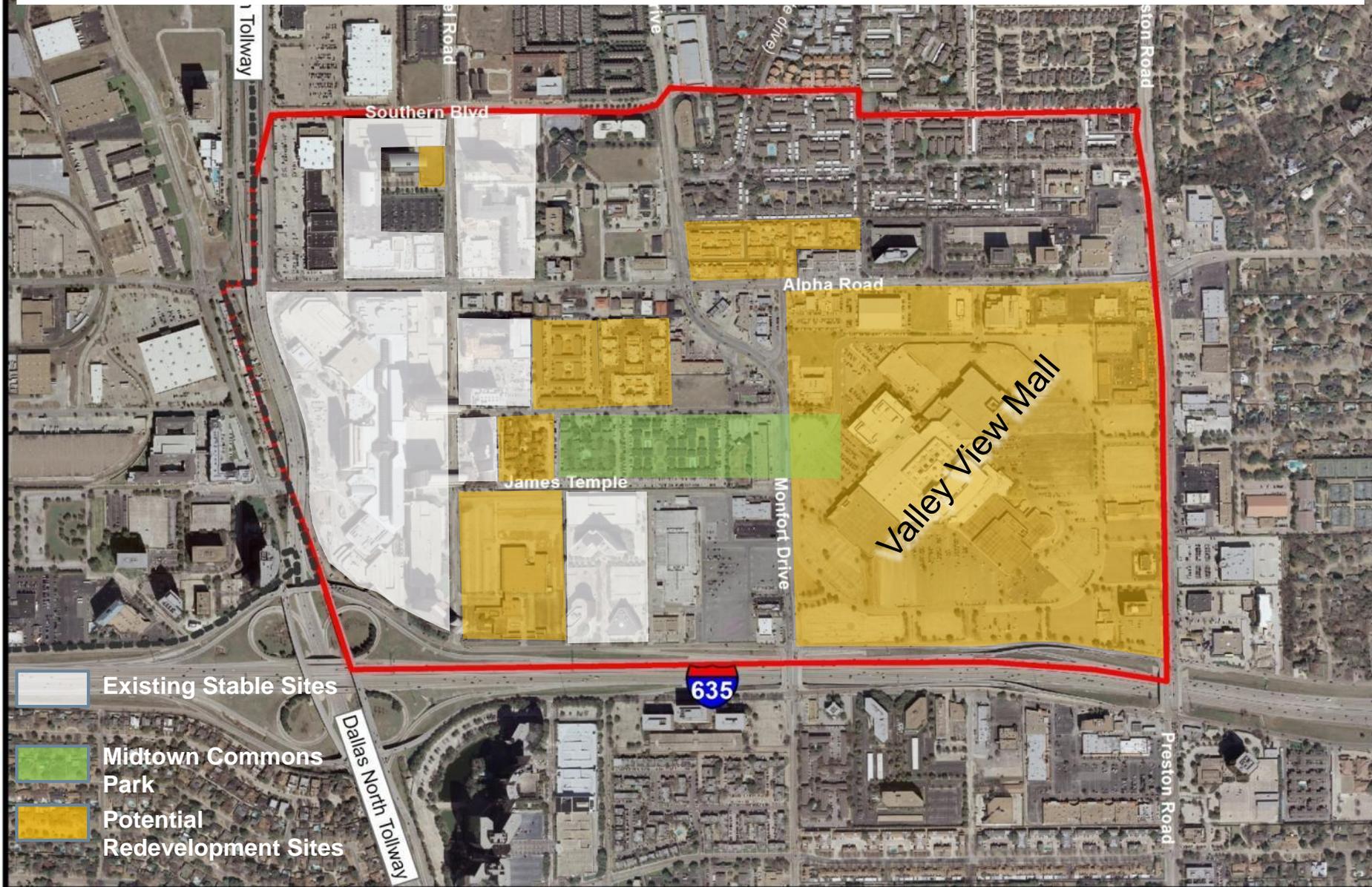


Cottonbelt Link

- Link to future regional transit opportunity along Cottonbelt
- Over 18,000 residential units currently exist around the Montfort – Noel corridor



Potential Catalyst Projects





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