

Oak Cliff Visioning Exercise – January 13, 2009 Comment Summary

Land Use

- Mixed use high density (3x)
- High density mixed use – 12 stories height (plus) or more
- Walkable mixed use
- No new retail west of Beckley
- Mixed use low rise
- Cool urban area
- Urban environment
- All should be mixed use high density
- Keep Lake Cliff Historic District, make everything else mixed use high density
- Needs redevelop mixed use/high density
- Redevelopment/multiuse east of RL Thornton
- Include area [south of Lake Cliff Historic District] with TH for continuity of neighborhood

Housing

- Diverse neighborhoods
- More middle income housing
- Residential home improvement
- Affordable housing offered [owners of multifamily made to improve property]. Major code violations
- Mixed uses, higher residential density
- Preserve and protect existing single family/owner occupied neighborhoods. Encourage owner occupancy

Economic Development

- Redevelop blighted areas
- Short-term redevelopment [east of Marsalis]
- Increase property values
- Higher land value
- Repeal liquor sales ban [need a new grocery store]
- More national retail
- Create environment for neighborhood services and businesses – grocery, dry cleaner, pet supply, book store
- Propose Oak Farms is moved
- Create opportunities for job creation
- Retail and office options along roadways fronting the major streets on both sides

Open Space

- High quality public space – life between buildings

- Parks/green space
- Park [Colorado] needs more activities or a nice playground. Recently added a new playground but is very small. No public restrooms.
- Cameras in park
- Hike and bike trail on “inside” [backside] of levee
- Hike and bike connections
- Provide wide, safe pedestrian/cycle crossing connection from Founders Park to Trinity River

Transit

- Multimodal transportation: emphasis on walk-ability, less emphasis on autos
- Access to mass transit
- Bike and pedestrian friendly
- Walk/bike interconnectivity
- Well defined pedestrian friendly walk ways from Beckley to the Trinity
- Pedestrian friendly
- Trolley
- Need trolley route
- Improve pedestrian passage across viaduct
- Multimodal link along old viaduct
- Bike and pedestrian to downtown
- Increase pedestrian access to Bishop Arts
- Signalized linear crossing for the Coombs Creek hike and bike trail
- There is no place that is not important for pedestrians

Urban Design

- Retain charm/character of OC
- View of downtown not blocked by high rises [Jefferson Blvd]
- Improved sidewalks and wheelchair accessibility
- Pedestrian-friendly big box retail, with hidden interior parking closer to the streets store fronts
- Create OC destination, slow down traffic – encourage more walking and biking
- Form based zoning look as opposed to what it does
- Make Jefferson Blvd a “Main Street” with gateways
- No high rise buildings
- Architectural compatibility

Neighborhood

- Recreation center – sports center
- More of a DPD presence – bigger police officer
- Boundary of historic district to be west side of Marsalis [East boundary]

Comments on maps are noted in red