

wynnewood

urban design guide



April 8, 2015

WHEREAS, the purpose of the Dallas CityDesign Studio is to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas residents; and

WHEREAS, Resolution No. 12-1589, passed by the Dallas City Council on June 13, 2012 amended the terms of a 1993 housing redevelopment loan for the Parks at Wynnewood with Bank of America Community Development Corporation and Central Dallas Community Development Corporation; and

WHEREAS, the City desired to have the entire 48 acres of the Parks at Wynnewood project site demolished over time to be redeveloped in phases on a reduced footprint to allow both affordable and multifamily housing and low-income senior housing units, working with the City Council and the appropriate neighborhood groups and the remaining net acreage of the original 48 acres planned for residential/commercial/retail development; and

WHEREAS, the City and Developer agreed that the Developer will reimburse the City up to \$125,000 for master planning for the Parks at Wynnewood and the Wynnewood Village shopping center; and

WHEREAS, there have been design workshops and 14 community meetings involving more than 160 participants, commencing with a design workshop on July 21, 2012; and

WHEREAS, the Wynnewood Urban Design Guide documents each workshop and recommendations; and

WHEREAS, the Wynnewood Urban Design Guide was created to steward the community and stakeholder's vision for Wynnewood represented by participants in the workshops and meetings; and

WHEREAS, the Wynnewood Urban Design Guide includes recommendations for locating new development and the key design objectives that should be met with respect to all new development and surrounding public space; and

WHEREAS, it will take diligent efforts on the part of the residential, business, and development community, along with the City and other organizations working within the area to develop creative solutions to deliver this vision.

April 8, 2015

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Wynnewood Urban Design Guide is hereby adopted accepted to serve as a guide for implementing the vision established by the community for this area.

SECTION 2. That the City Manager is directed to implement refer to the Wynnewood Urban Design Guide ~~through staff for guidance on projects or programs affecting the Wynnewood Study Area.~~

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

APR 08 2015


City Secretary

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wynnewood background

The Parks at Wynnewood is an apartment home community in South Oak Cliff first opened over 60 years ago. In 1995, it was restored, and became restricted to only low-income tenants for 404 of its 408 units. The Parks at Wynnewood's owners (Bank of America) now plan to redevelop the 48 acres on a reduced footprint to include a combination of both affordable multi-family housing and low-income senior housing units. In accordance with existing Land Use Restriction Agreement (LURA) requirements, a minimum of 404 low-income units will be developed in phases to include low-income housing on site for a minimum of 20 years. The surplus land for development will be presented for consideration for market rate housing, retail, and/or office.

The City's forgiveness of its \$1.08 million loan to Bank of America shall correspond to the anticipated three-phase release of the Texas Department of Housing and Community Affairs' (TDHCA) LURA on the property as TDHCA accepts the replacement of the existing 404 LURA-encumbered units with the construction or redevelopment of a minimum of 404 new affordable units on a smaller footprint on the project site.

The location, program and design of Phase I for the redevelopment of the Parks at Wynnewood was completed before the dallas citydesign studio was asked to provide planning services.

Engagement efforts were kicked-off with residents of the Parks at Wynnewood and neighboring communities with a charrette on July 21, 2012 to discover views on opportunities, challenges, and "must happen" priorities. Follow up meetings and workshops with the residents of the Parks at Wynnewood and surrounding neighborhoods were convened to continue the conversation and to begin to document a collective vision for the area.

Project Study Area [right]

The Parks at Wynnewood and Wynnewood Village shopping center

A Vision for Wynnewood [below]

Community members and stakeholders at a workshop to help envision the neighborhood's future





wynnewood purpose + use

Purpose

This urban strategy guide has been created to steward the community and stakeholder's vision for Wynnewood. As development continues in the Parks at Wynnewood, as market rate development is planned in the future for the remainder of this land, and should Wynnewood Village want to redevelop, this guide will help guide their design and development.

The process for arriving at the vision for the remaining land for market-rate development for the Parks at Wynnewood and Wynnewood Village are also described.

Use

The guide is intended to be used by community members, stakeholders, property owners, developers and their design team, and city administrators. The book includes recommendations for locating new development and the key design objectives that should be met with all new development. It should be used as a tool for informing, and guiding all future development decisions in the study area.

Through extensive studies and community workshops, the dallas citydesign studio arrived at recommendations for locating affordable housing for Phases II and III and market rate development. With each phase and future type of development for Wynnewood, it was important to articulate how the building would relate to its neighbors and to its surroundings. Equally important has been the documentation of the community's preferences for treatment of the surrounding public space, the 'space between buildings'. These results are included in the following pages as design objectives for development.

A Vision for Wynnewood [below]

Community members and stakeholders at a workshop to help envision the neighborhood's future



wynnewood process

The dallas citydesign studio's mantra for working in communities is simple: listen, draw, repeat. A good plan is an informed plan and can only happen if the community and stakeholders are given every opportunity to participate. Through a series of meetings and workshops, their dreams and concerns are shared, then transferred onto drawings and plans. Plans are presented back to the stakeholders for input and the process is repeated until a plan that meets community stakeholder objectives is developed.

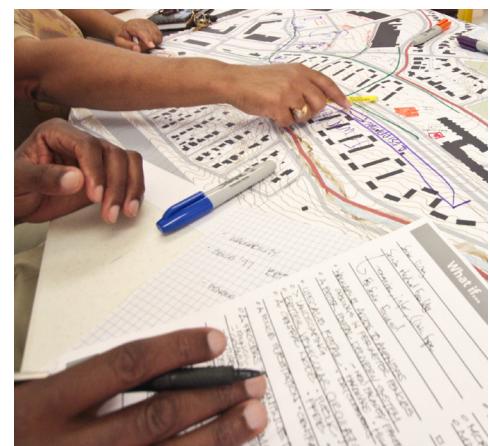
On November 3, 2012 the dallas citydesign studio engagement efforts continued with residents of the Parks at Wynnewood and neighboring communities. The day's objectives were two-fold. To establish the location for Phase II of the redevelopment and determine the type and density of development over the rest of the 48 acre site. Five tables, each with residents and a facilitator, deliberated openly and collaboratively over the site's future. To help direct the conversation, development and open space "playing cards" were introduced. Each card, with a representative photograph, description, land requirements and typical yields helped illustrate how good design can determine the quality of a place. These cards were moved around a map of the project site, their attributes debated, and finally attached to a specific location on the present site. The results were documented and directly led to our recommendation for the redevelopment of the Parks at Wynnewood.

Over the next several months, the dallas citydesign studio continued, through a series of stakeholder meetings and community workshops, the process of revealing a complete vision for the future of the Parks at Wynnewood and Wynnewood Village through a collaborative community process.

A recommendation for the preferred location, type and density for Phase III was presented in April 2014 to the owners of the Parks at Wynnewood. Design objectives relating to streets, parks and open space, and architecture were provided to ensure a desired level of performance in the public realm.

In September 2014 a similar set of design objectives accompany the vision for a more integrated, sustainable, and desirable Wynnewood Village.

Community Workshops In Progress [below]
The community, stakeholders, design professionals (volunteers) and the studio at work



wynnewood vision

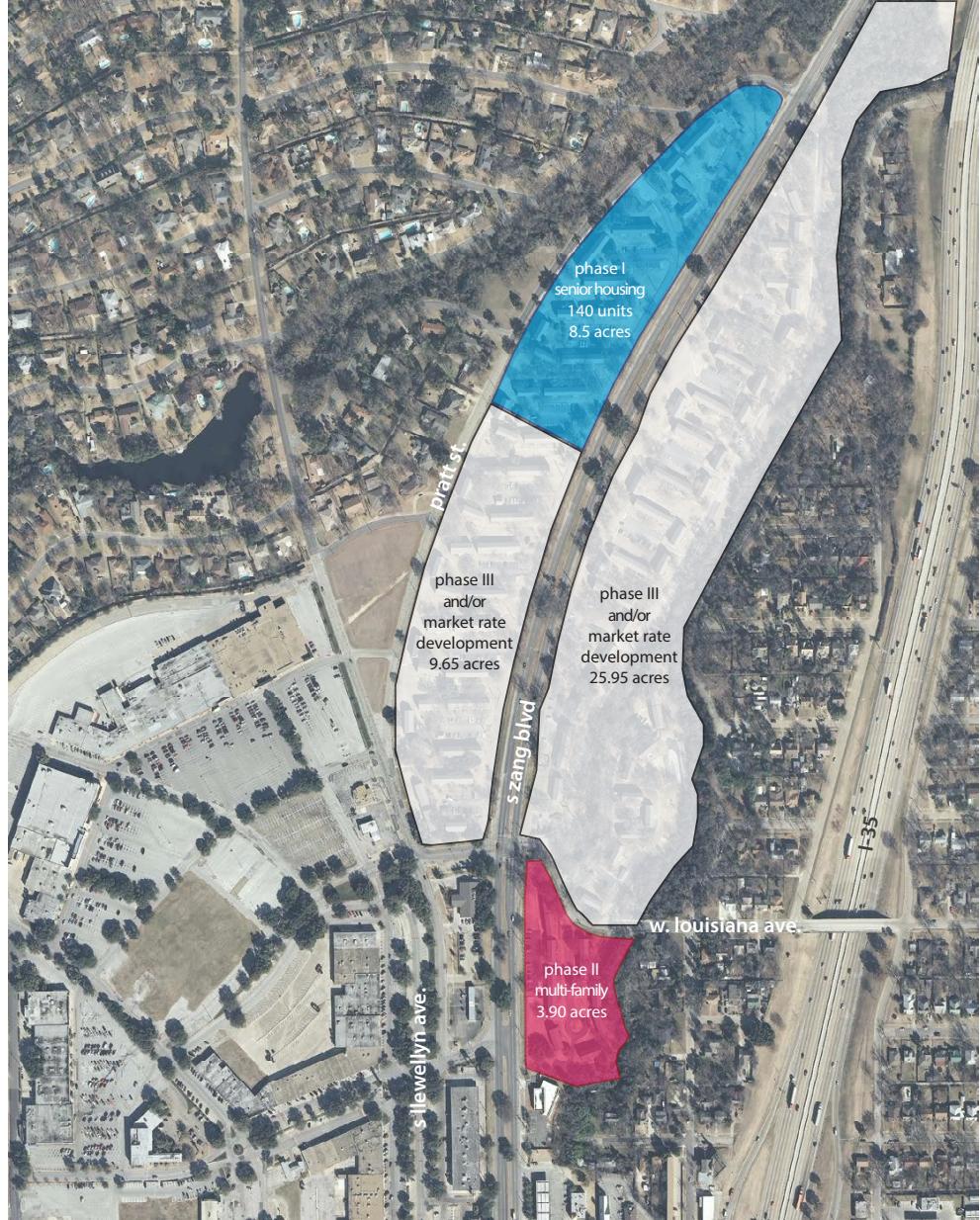
The following pages contain the dallas citydesign studio's recommendations and design objectives for each of the remaining Parks at Wynnewood redevelopment phased scenarios. Suggestions for Wynnewood Village are included which support the community's vision for this critical component of the surrounding neighborhoods.

Additional information that documents the process, strategy , advantages and disadvantages for each of these recommendations are included in the accompanying appendix.

The Community at Work [below]
 Discussions begin at one of the tables tasked with visioning Phases II & III



phase II recommendation for the parks at wynnewood



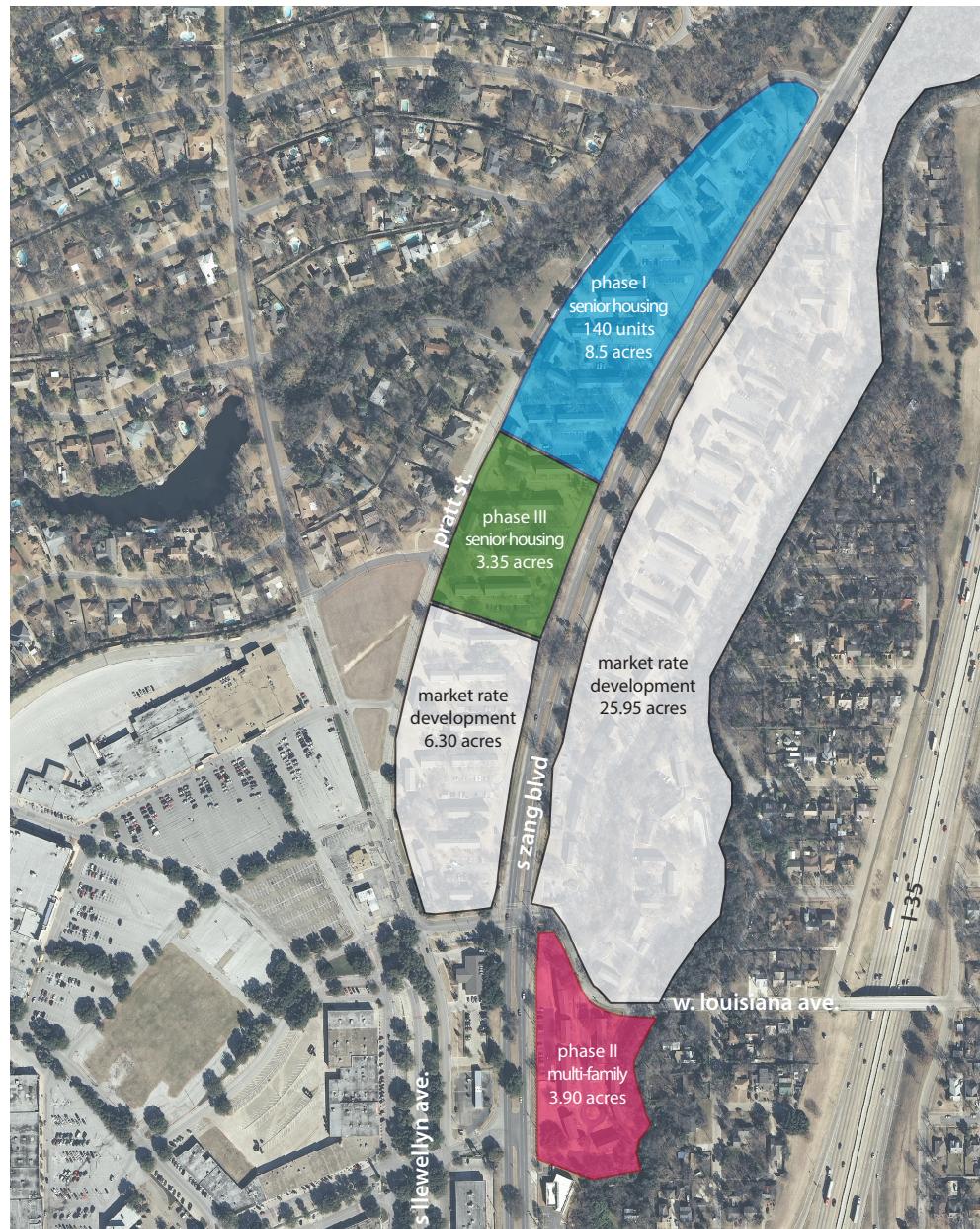
- Located on approximately 3.90 acres on the east side of Zang Avenue
- Proposal is for low-rise affordable multi-family development of 124-156 units

phase III recommendation for the parks at wynnewood

Phase II
 Acres: 3.90
 Product: low-rise multi-family
 Units: 124 - 156
 Density: 32 - 40 DU/acre

Phase III
 Acres: 3.35
 Product: low-rise affordable senior housing
 Units: 140 - 160
 Density: 42 - 48 DU/acre

Discussions Continue [below]
 Ongoing discussions at one of the tables tasked with visioning Phase II & III



- Located on approximately 3.35 acres on the west side of Zang Avenue
- Proposal is for low-rise low-income senior housing of 140-160 units
- Provide a direct visual and physical connection to open space improvements of Phase I senior housing development

phase IV market rate recommendation for parks at wynnewood

Community Visioning [below]
Residents participate in a visioning exercise



- Approximately 32.20 acres remain for future market rate development after the completion of Phases I - III
- Area is envisioned to accommodate additional streets, pedestrian paths and trails, parks and open space and a mixture of building types at densities that respect the surrounding neighborhoods while achieving the public vision for a truly livable, sustainable attractive and engaging community
- Ground floor retail should be encouraged to help better connect the existing retail to the new and redeveloped Wynnewood

synthesis plan for the parks at wynnewood

Phase IV

Acres: 32.20
Products: small-lot cluster housing single-family residential town homes low-rise multi-family mixed-use senior housing
Units: 1,420 - 1,480
Density: 44 - 46 DU/acre
Commercial: 50,000 - 80,000sf

All Phases

Acres: 48
Products: small-lot cluster housing single-family residential town homes low-rise multi-family mixed-use senior housing
Units: 1,860 - 1,920
Density: 39 - 40 DU/acre
Commercial: 50,000 - 80,000sf

Community Visioning [below]

Residents participate in a visioning exercise

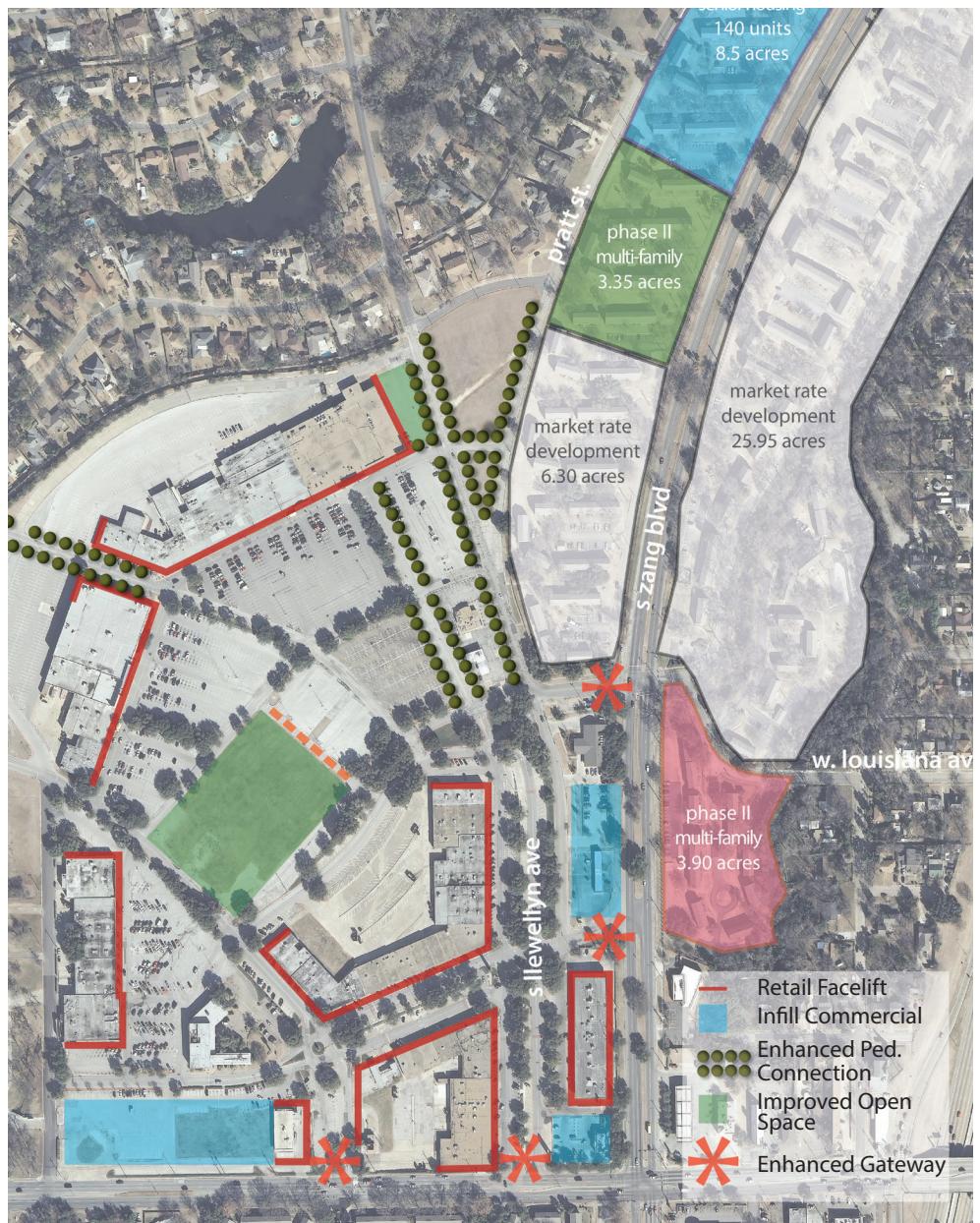


wynnewood village “light” improvements

Wynnewood Village, once the heart of the community has continued to lose its relevance and importance with surrounding neighbors. The **citydesign** studio has convened several community workshops and meeting to help re-imagine the roughly 69 acre site to something that could once again be embraced by the community.

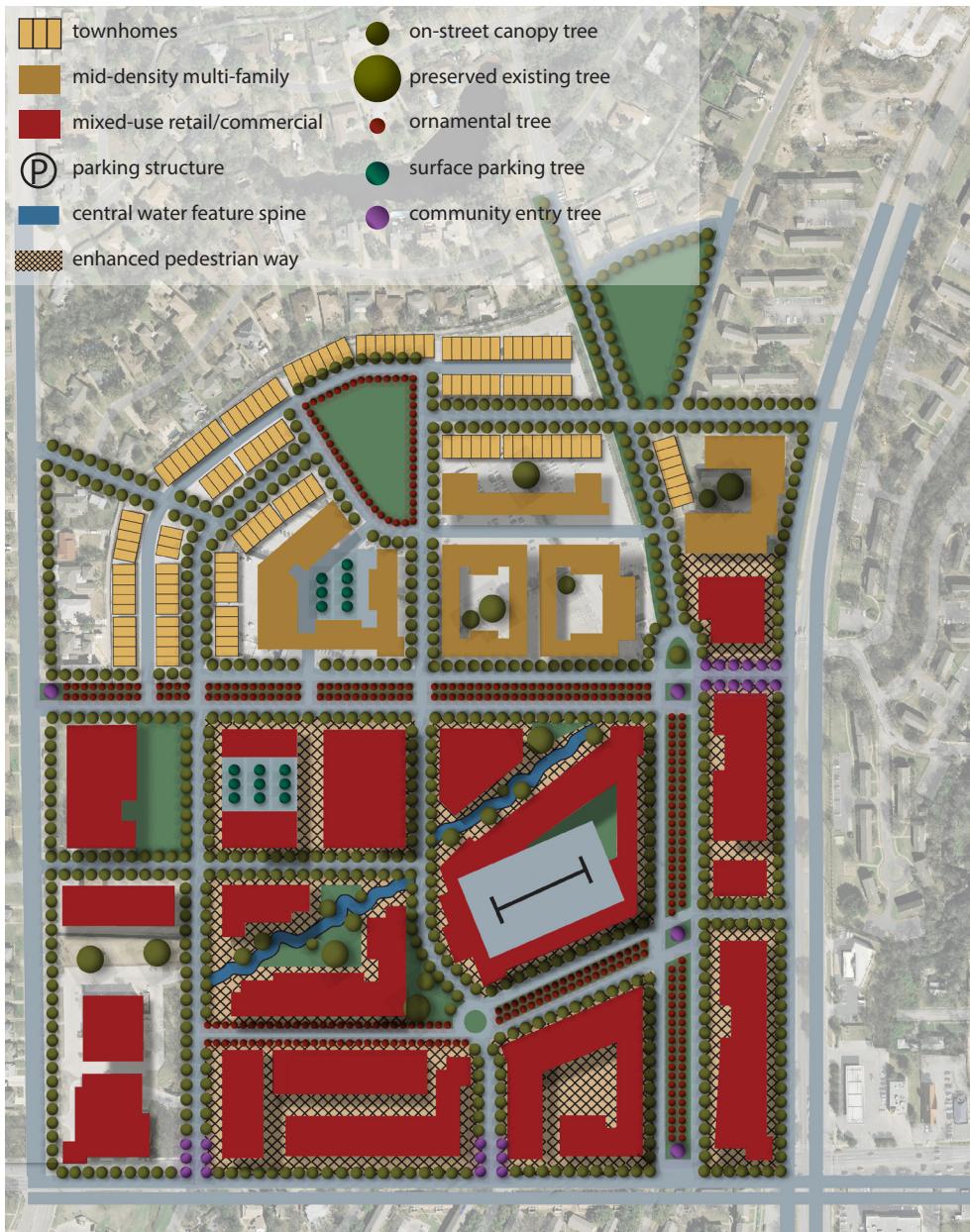
This page and the next illustrate two potential interventions for Wynnewood Village. The first, the “light” improvement version, imagines what could occur with minimal changes, including cosmetic and circulation improvements in tandem with selective infill development to help define gateways into the center. The second scenario re-imagines the arrangement and concentration of retail while introducing residential construction of various scales and densities that buffer the existing neighborhoods. This scenario relies on an efficient and concentrated parking solution and a tighter arrangement of walkable and connected streets.

Neighborhood Input [below]
bcWorkshop devised a ‘board game’ to help the community communicate what they would like to see the Wynnewood Village redevelop into



- The “light” improvements propose to give the center’s existing retail a facelift while also making improvements to the pedestrian realm and major entryways into the development
- Select sites should be considered for infill commercial development
- Improve existing open space as a temporary use to accommodate farmer’s markets, festivals, and holiday and community events
- Provide safe pedestrian and vehicular circulation improvements

wynnewood village reconstruction



The Community at Work [below]

Discussions begin at one of the tables tasked with visioning Phase II



Locating Phase III [below]

Discussions and work continues at one of the workshop tables



- An on-street, centralized and shared parking structure scenario based on detailed parking analysis allows for the re-imagination of a new compact shopping village with excess land given over to new residential development that transitions in scale and type buffering the existing surrounding neighborhoods
- A symbolic re-interpretation of a former creek that ran through the site becomes the centerpiece of the re-imagined and walkable shopping village
- Improve existing and create new open space, park and interconnected streets to provide for a healthy, safe, walkable and livable community

design guidelines streets + public realm

Key map [below] the three typical street sections shown on the opposite page are referenced by color to the key map below



Much of the street design guidance in Dallas over the last fifty to sixty (50-60) years has been facilitating and expediting vehicle travel along arterials with transitions to low use conventional suburban loops and cul-de-sacs. This focus has resulted in the unsuitable land development patterns, fewer transportation choices, increased noise pollution, and decline in social, civic, and economic activity on streets today. Mobility functions of streets must instead be balanced with the role of the street in creating economically vibrant and livable neighborhoods contributing to a physically beautiful environment a sustainable economy and ecology.

Streets must serve many functions and their pattern must balance efficiency and quality with function and aesthetics to make connectivity, walkability, and livability of foremost importance. Wynnewood streets should accommodate all modes of travel including pedestrians, cyclists, public transportation, movement of service and goods, and private vehicles in that order.

Key street and public realm standards allowing a high level of pedestrian and vehicular connectivity and design features necessary to create the inviting public realm characteristics listed above include:

1. Additional choices for connecting to Zang and across Zang in the form of tree lined streets and linear parkways with comfortable, safe sidewalks and amenities;
2. Continuity of sidewalks throughout;
3. Wide sidewalks and a network of green spaces and tree-canopied streets;
4. On-street parking that shields

pedestrians from traffic movement and aids in slowing down traffic;

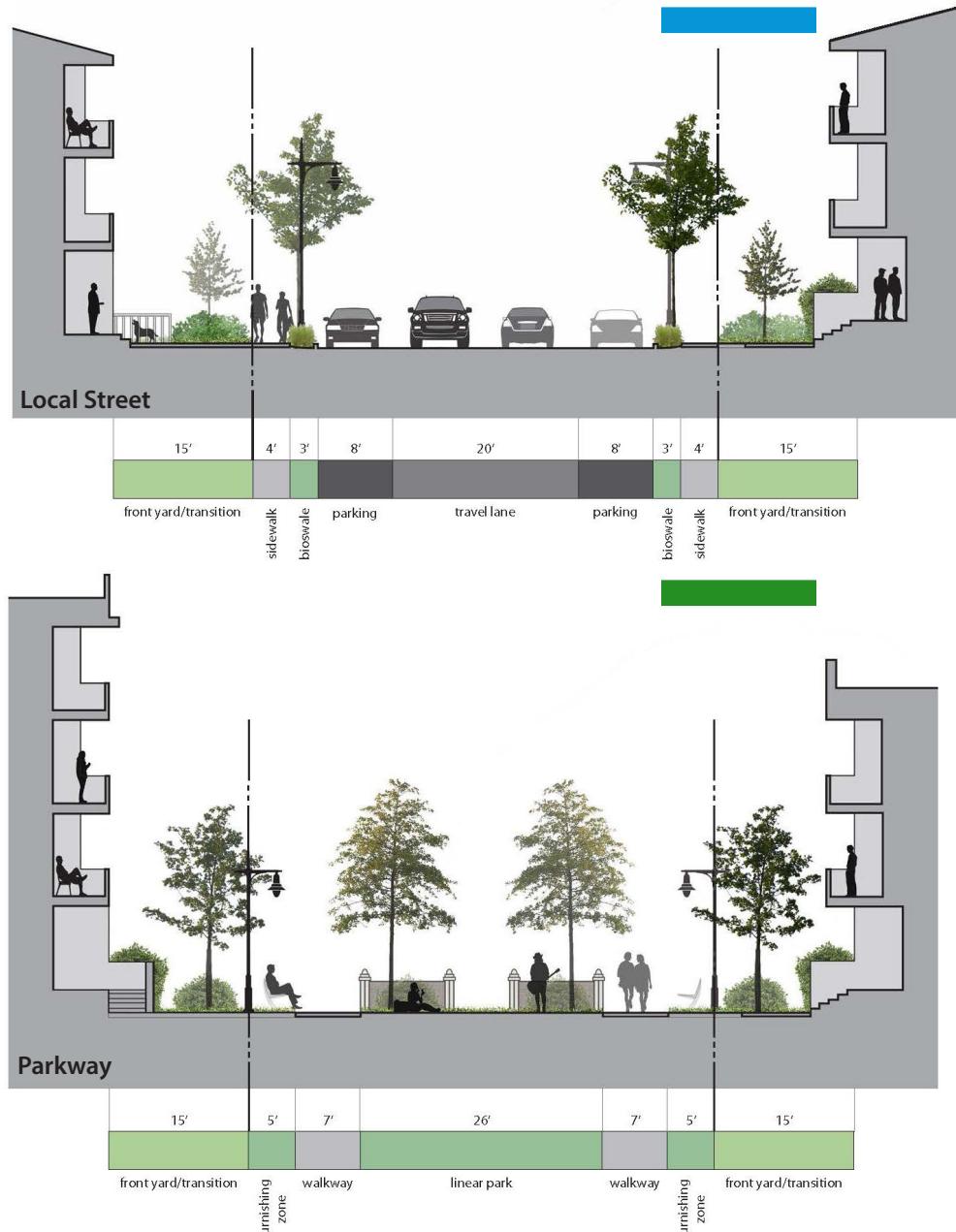
5. Narrow street crossings, crosswalk markings and curb extensions;
6. Coordinate with the Dallas Bike and Trail plan to ensure nearby amenities and neighborhoods are safely connected to Wynnewood.





Proposed Street Sections [above & right]
Various typologies for the neighborhood

Street & Public Real Design Objectives [Images 1-4] help to illustrate the type of street and public realm qualities that balance efficiency and quality with function and aesthetics



design guidelines parks + open space

Key map [below] location of parks and open space, described on this page, are referenced by color to the key map below



Publicly accessible parks and open space organize and reinforce community structure and can help to create a strong identity for Wynnewood. They can provide a wide variety of passive and active recreational experiences ranging in size and type. Together they create an integrated system enhancing livability, natural appearance, and ecological values while providing gathering places for the community and visitors. The type and character of park and open space should be influenced by its surrounding uses (e.g. retail, office, high, medium, or low density residential) and type of prospective user groups (e.g. workers, shoppers, children, visitors, residents).

Parks and open space play a critical role in successfully integrating commercial and residential uses and are necessary to achieve livability, especially in a high-density mixed-use community.

In addition to the parks and open spaces described below, streetscape and private open space play a significant role in the visual, experiential, and degree of comfort one feels in an area.

During a community workshop, the studio introduced the following open space concepts to guide discussions and work for the redevelopment of the Parks at Wynnewood.

Pocket Park

- Less than 1 acre in size
- Service area is 1/4 mile
- Created out of small and/or forgotten spaces
- Passive or active park space
- Provides greenery and a place to be outdoors
- May incorporate playground equipment, public art, historical markers, monuments, seating, shelters, water features, etc.

Plaza/Square

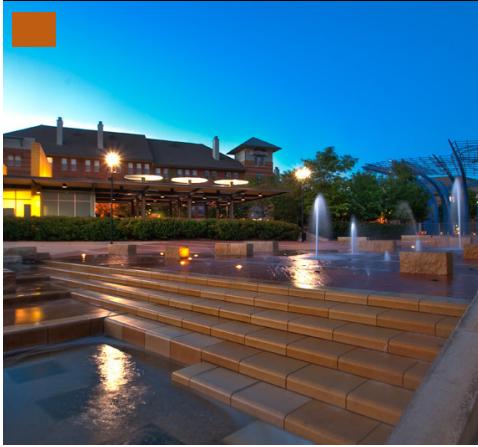
- Supports civic and commercial activity
- Bordered by buildings
- Active to quiet with extensive use of paving material, formal tree plantings and ground cover
- Ample seating choices
- Water features
- Public Art

Linear Park

- Built connection or natural corridor linking parks, open spaces, and/or civic and service destinations together via bicycle and/or pedestrian facilities
- Perimeter roads along one or both sides are encouraged to provide safety
- Otherwise unbuildable land may become an amenity

Neighborhood Park

- 1 - 15 acres in size
- Service area 1/4 to 1/2 miles
- Passive and/or active recreation
- Portions should be devoted to accessible and grassy areas
- Park is enhanced when adjoining buildings open up to the park



The following are parks and open space design objectives for each of the development recommendations listed in the previous pages.

Phase II

- Connecting the Parks at Wynnewood Phase II along an enhanced creek and trail network system
- Provide a direct visual and physical connection to share the open space improvements completed as part of the Phase I affordable senior housing development



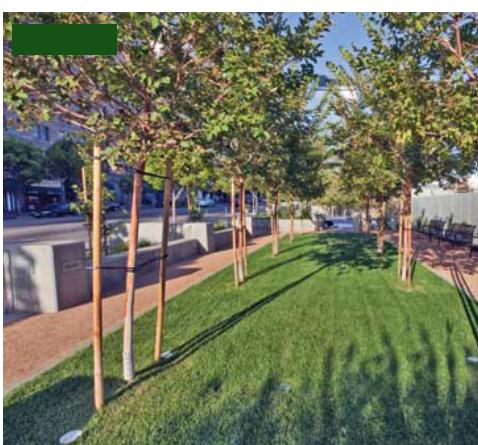
Phase III

- A new linear park that connects Zang to Pratt and beyond to Wynnewood Village

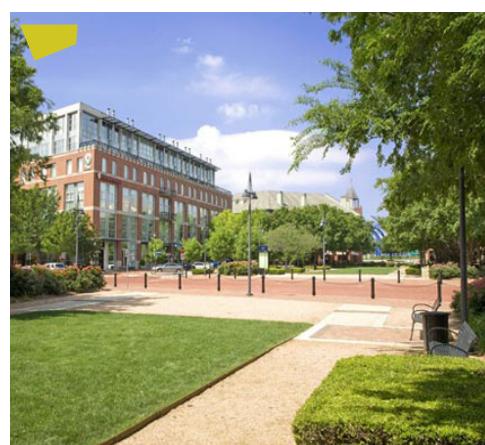


Market Rate Development

- Connecting the Parks at Wynnewood Phase II along an enhanced creek and trail network system
- Pocket parks that serve as pedestrian connections to and within the Parks at Wynnewood
- Open space enhancements that preserve trees at key locations where development is most difficult due to topography and adjacency to creek
- Shared front yards for cluster housing groupings



Open Space & Parks [this page] character images representing the types of parks and open space that will be necessary in making the redeveloped Parks at Wynnewood a livable, walkable community



design guidelines architecture

Key map [below] various building types shown on the key map below were proposed for the Parks at Wynnewood site. A short description and representative image of each is shown on these two pages



Issues of potential conflict between areas of new and dense development with existing lower density single family development must be addressed. Their character should be considered in the design and planning of adjacent and denser development.

Use, height, setback, scale, massing and detailing of new buildings can determine how existing neighborhoods and new development seamlessly blend together. Minimizing vehicular access and parking impacts should be addressed with placement and treatment of parking and service area facilities.

Where building and sidewalk meet is important in any urban environment. It's the moment where interaction between people on the sidewalk and buildings is most intense and a threshold where commerce and activity will cross. Street level restaurants, shops, stores, businesses and residences are all accessed at that line, and the more continuous it is, the greater possibility for success they will all experience. A gap in the length of facades will create an area of low activity and low commercial potential in the same way a vacant lot will, and should be avoided.

During a community workshop, the studio introduced the following building types to help guide discussions and work around new housing with the redevelopment of the Parks at Wynnewood.

Residential Small Lot

- Density: 8-16 DU/acre
- 1 to 2 stories
- May allow one house per lot, two per lot (tandem or duplex), or 4-12 per lot (fourplex & cottage homes)
- Surface &/or garage parked
- Communal open space & small private outdoor space

Attached House

- Density: 12-32 DU/acre
- 2 to 3 stories
- May allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
- Townhomes groupings of 6 or more as a minimum
- Surface &/or garage parked

Low-Rise Multi-Family

- Density: 32-40 DU/acre
- 2 to 4 stories
- Apartment & lofts
- Ground floor units have direct access to street or common space
- Surface &/or garage parked

Mixed-Use

- Density: 32-50 DU/acre
- 2 to 5 stories
- Apartment, lofts, & live work
- Ground floor units have direct access to street or common spa
- Ground floor units designed with flexibility in use
- Surface, tuck-under, &/or garage parked



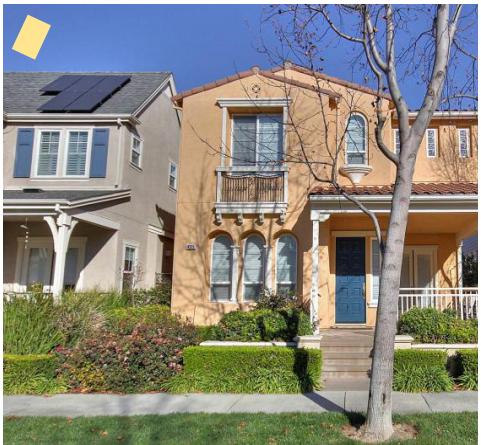
The architectural design objectives and principles are intended to provide guidance for the physical makeup and shape of the construction inside property lines which affect the public realm and livability in Wynnewood.

The following are architectural design objectives for each of the development recommendations listed in the previous pages.



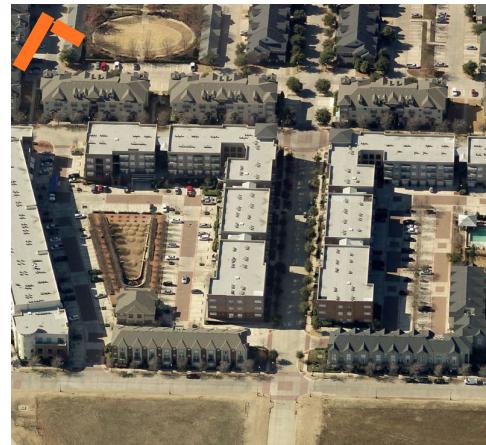
Phase II

- Small setbacks with windows and direct access from each ground level unit to the street. Stoops/porches provide public to private transition space
- Parking hidden internal to building



Phase III

- Small setbacks with windows and direct access from each ground level unit to the street. Stoops/porches provide public to private transition space
- Parking hidden internal to building
- Lower density attached housing along Pratt to help buffer the existing single-family neighborhood



Phase IV Market Rate Development

- Small-lot cluster residential
- Single-Family homes on small lots with small yards
- Low-rise multi-family with ground floor entries to individual units
- Parking hidden internal to the site to enhance character and walkability of street
- Retail with residential or office above
- Attached homes to help transition with scale of existing neighborhood



Design Objectives

Small setbacks and hidden parking are some of the primary design objectives.

Building Type Examples

Redevelopment of Wynnewood with a variety of residential products can help seamlessly transition higher densities with the surrounding neighborhoods and accommodate a diverse population while making positive contributions to the public realm



design guidelines wynnewood village

At every community meeting, workshop, or charrette the **designstudio** has heard stakeholders' concerns about the future of Wynnewood Village. The overwhelming consensus is that it is moving in the wrong direction, getting away from providing what the community truly needs in services, shopping, entertainment, and aesthetics. Two redevelopment scenarios are proposed based on these discussions and are presented on pages 12-13. Design of these changes will have an incredible impact on how successful a transformation of Wynnewood Village can be.



Character images [this page] residential infill could take the form and densities of these examples of townhome and multi-family product that bring a mix of new residents to the area and act as a sensitive buffer to the adjacent existing single family neighborhoods

Mixed-use and retail [opposite] a variety of mixed-use and retail examples illustrating how outdoor space can be used to accommodate parks/open space, cafe seating, and shaded sidewalks that are inviting and active day and night and that are not visually dominated by the automobile



The following are Wynnewood Village design guidelines for each of the two development recommendations.

"Light" Redevelopment Option

- Provide a "facelift" to all of the existing retail buildings including storefronts, signage and pedestrian realm
- Complete safe, comfortable "key" pedestrian connections to better link separate parts of the shopping village to one another and to surrounding neighborhoods
- Provide new and attractive gateway features into Wynnewood Village from key point along Illinois and Zang
- Pursue strategic commercial infill opportunities to help create a more connected shopping experience and fill-in some of the unused land
- Identify one or two areas to improve with flexible and programmable open space to accommodate a variety of events such as: farmer's markets, neighborhood events, holiday events, festivals, movie nights, and as an extension of the services provided by the shopping village



Reconstruction Option

- Reconstruct a well-connected and walkable grouping of mixed-use commercial buildings in the front half of the property centered around a main pedestrian spine taking its inspiration from the creek which once traversed the site
- An iconic stream-like waterway that provides a pedestrian-oriented green space
- Other elements of the landscape design support the overall concept of urban living, with a neighborhood park, pocket parks, roof gardens, and landscape connections throughout the project
- New centralized shared parking structures to allow for a more dense development of the entire property and minimize visual impact
- Back-half of property developed with a mix of housing types that drop in height to meet and buffer the existing single family neighborhood to the north
- Residential uses located on the ground level shall have individual entries with low, usable raised porches, patios or front gardens and windows that engage and provide "eyes on the street"
- An interconnected, logical network of streets with on street parking, street tree planting zones to provide shade, well lit and comfortable sidewalks, and short, safe pedestrian crosswalks at all intersections



wynnewood appendix



appendix charrette notes

The following information in the appendix is intended to document the ideas and work generated by all of the participants at Wynnewood community meetings and workshops. The citydesign studio has made recommendations for phase II, III and for phase IV, the market rate development.

cha•rrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

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On November 3, 2012 the Dallas citydesign studio engagement efforts continued with residents of the Parks at Wynnewood

and neighboring communities. The day's objectives were two-fold. To establish the location for Phase II of the redevelopment and determine the type and density of development over the rest of the 48 acre site. Five tables, each with residents and a facilitator, deliberated openly and collaboratively over the site's future. To help direct the conversation, development and open space “playing cards” were introduced. Each card, with representative photograph, description, land requirements and typical yields helped illustrate how good design can determine the quality of a place. These cards were moved around a map of the project site, their attributes debated, and finally taped to a specific location on the remaining 48 acres. The results are documented and have been essential in helping to directly plan and determine how the Parks at Wynnewood is redeveloped.

“If you hate something you can never do something for it. You have to love it, genuinely love it.” Jane Jacobs



Table at Work [below right]

Table discusses its community's future during a break-out work session at the Parks at Wynnewood

appendix scale comparison

Time and time again we have heard from the community about what they would like to see change with Wynnewood Village because it is not meeting their needs.

When first developed in the early 1950's, Wynnewood Village earned a reputation as a "self-contained" village that catered to the everyday shopping, service and entertainment needs of the surrounding community. Finally, It was no longer necessary for Oak Cliff shoppers to make their major purchases at the big stores downtown and at the Highland Park Village. Everything from doctor's offices, shoe repairs, grocery stores, hardware, hotel, and a theater could be found at Wynnewood Village. Over the years it expanded outward, growing from an original 29 acres to 69 acres today, ignoring opportunities to fill-in and better exploit existing adjacencies. Instead large surface parking lots poorly connected to the buildings it served further separated groupings of buildings. Stores and service providers have come and gone, in most cases replaced by less desired tenants which again have forced the community to once again travel far to meet their everyday shopping needs.

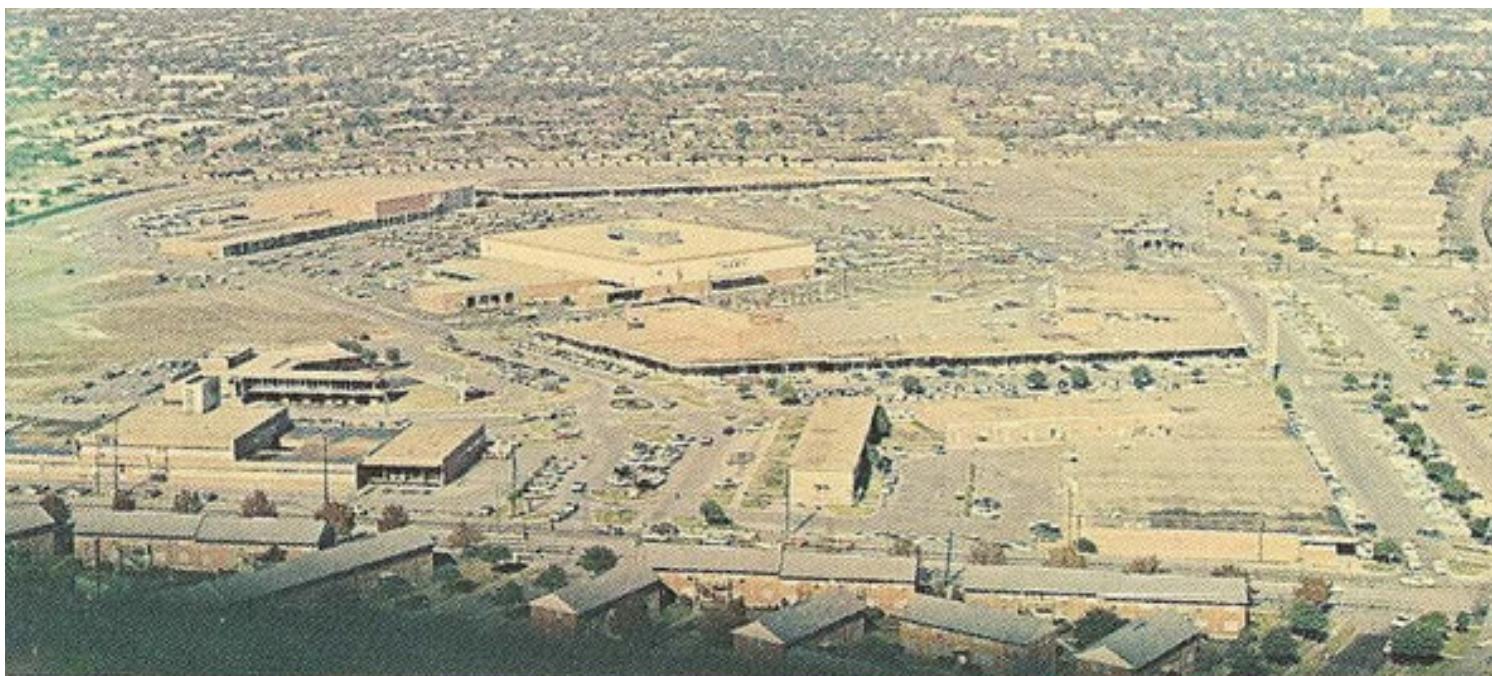
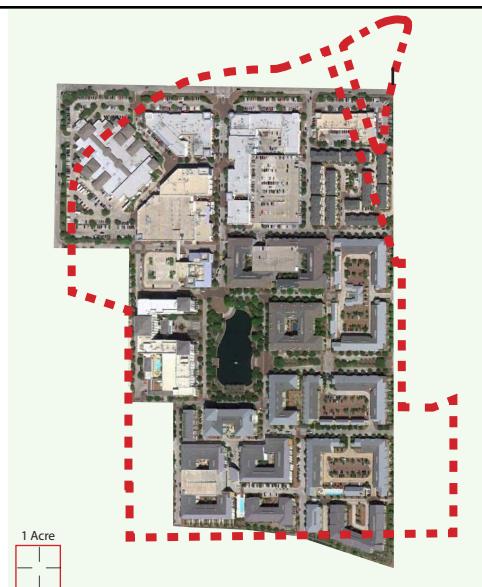
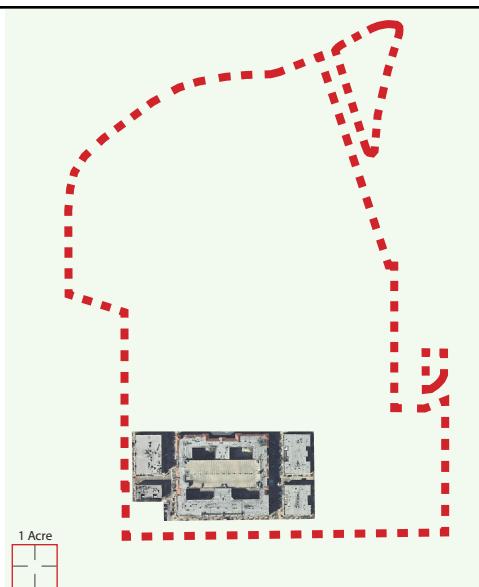
The scale comparison precedent study helps us analyze a range of notable and well known shopping centers, most in the metroplex. They've been analyzed in a variety of ways to help us understand their scale, what makes them functionally and aesthetically successful, and why they are so memorable.

A brief preview of the full document follows. The full document can be found on the design studio's website.

http://www.dallascityhall.com/citydesign_studio/ for further information.

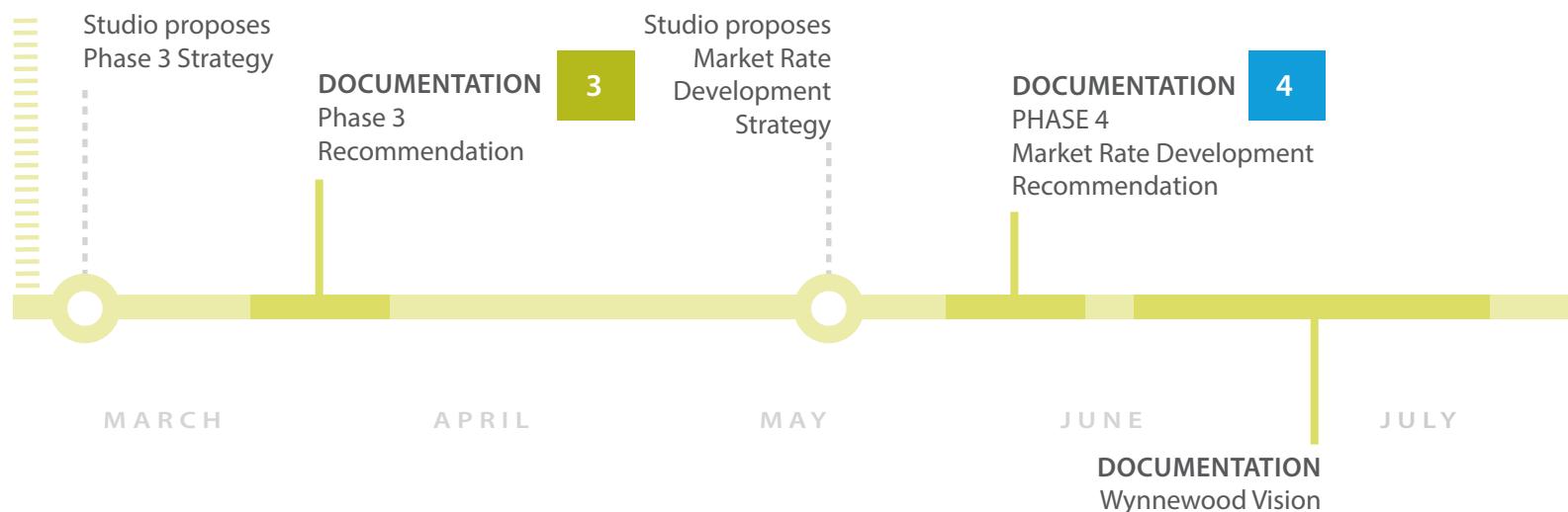
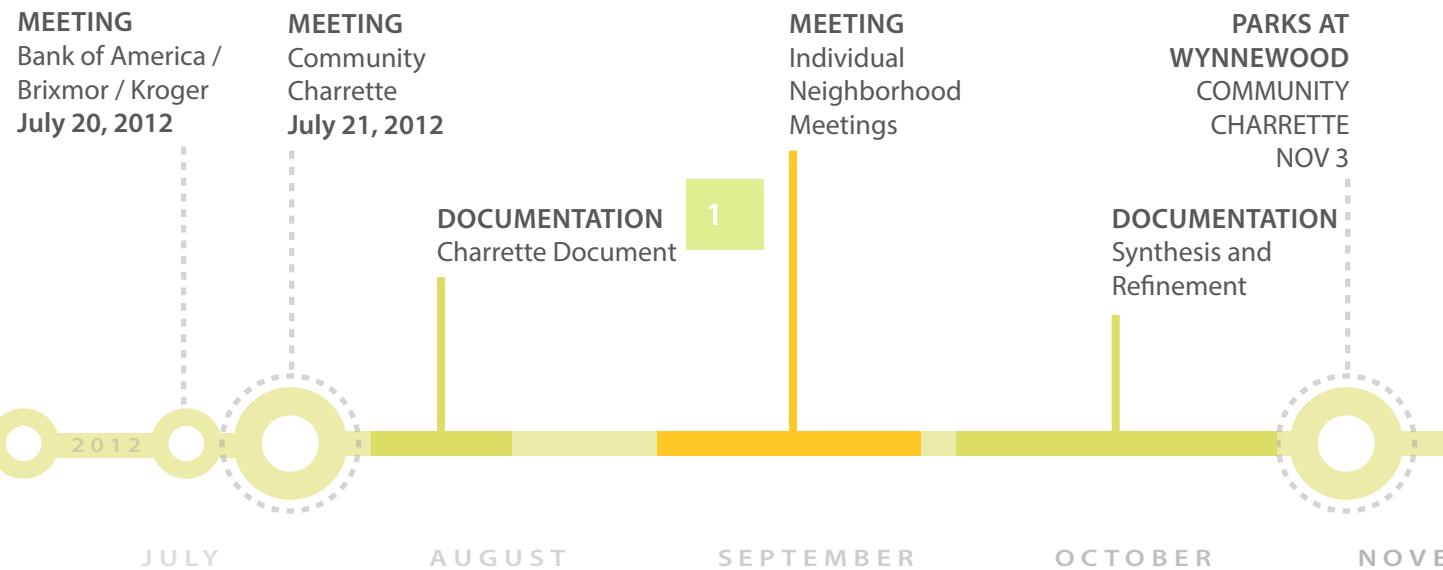
3 Scale Comparison Plans [left to right]
Wynnewood Village, West Village, and Legacy Town Center

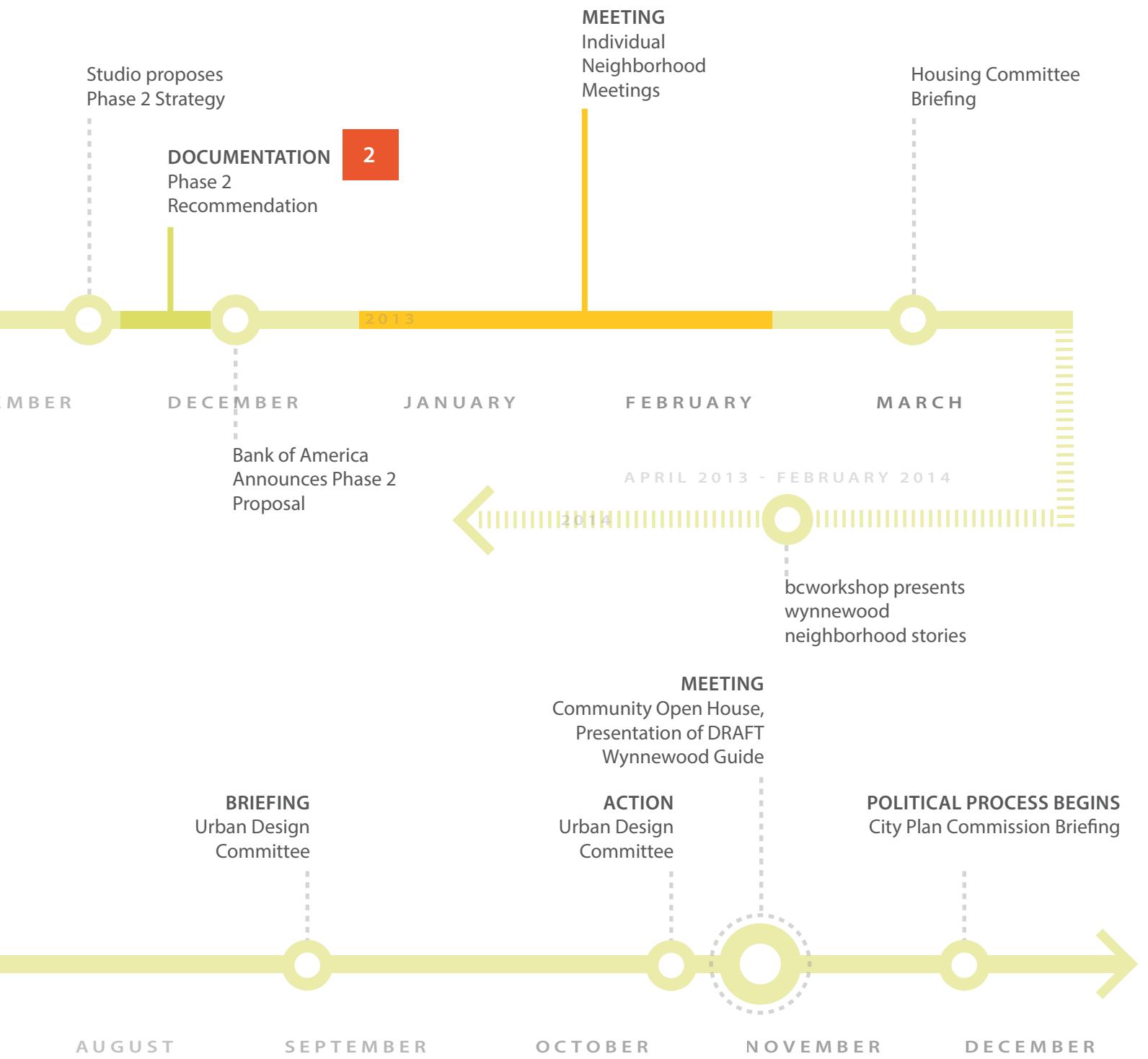
Wynnewood Village [right, below]
Aerial view of the village when it was an important community and regional draw in the area



appendix timeline

Below is a general project timeline and schedule for the citydesign studio's planning efforts in the Wynnewood community. The dallas citydesign studio's goals were to be centered around collecting information about needs and possibilities for the future from the surrounding communities, and using those findings to ultimately create a set of principles to guide the future development in this area and a design concept for the site illustrating how these principles could be applied.





wynnewood

community charrette notes

july 21, 2012

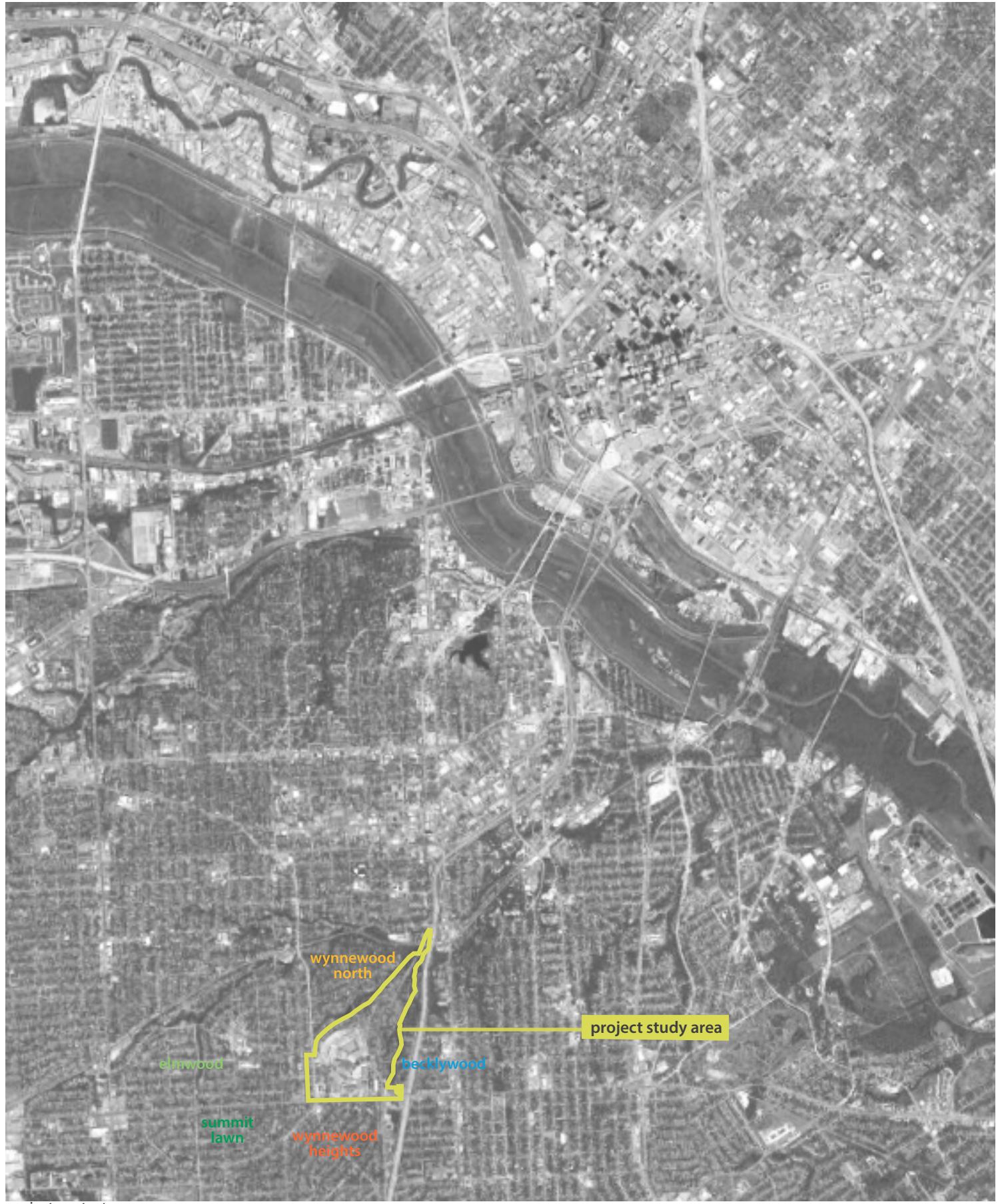


community charrette notes

wynnewood

charrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on July 21, 2012. The citydesign studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase II of development to meet affordable housing requirements.



project context map

126

acres

[project study area]



1,132

total population

8.98

persons per acre

440,879

wynnewood village
gross leasing area

20,662

population 1 mile

153,389

population 3 miles

291,283

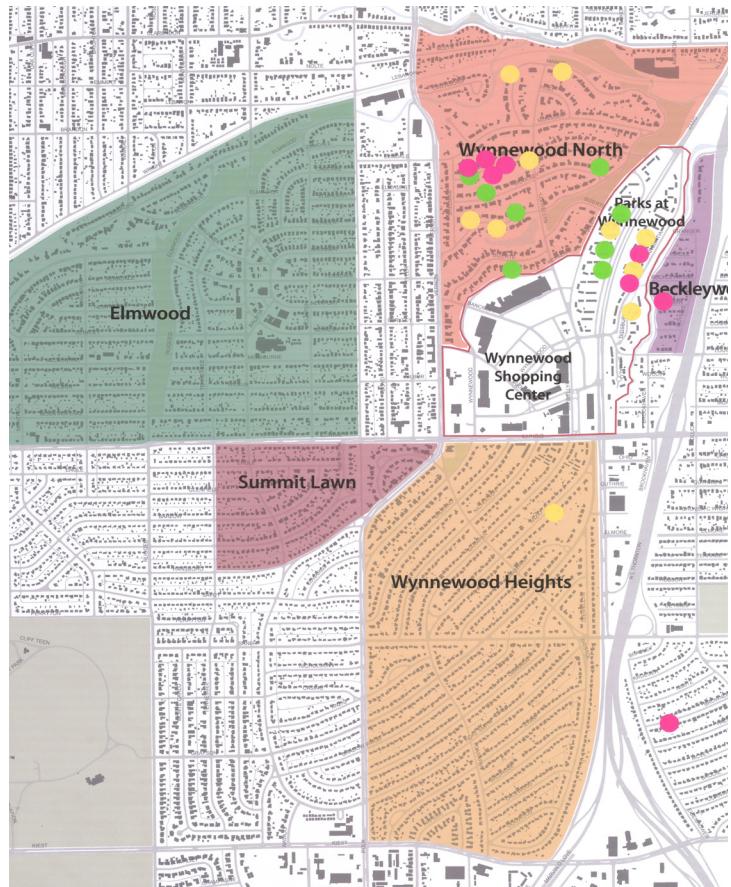
population 5 miles

408

housing units

3.24

units per acre



neighborhood attendance map



project study area - figure ground



On the morning of July 21, 2012 the Dallas citydesign studio kicked-off engagement efforts with residents of the Parks at Wynnewood and neighboring communities to reveal their views on opportunities, challenges, and “must happen” priorities for this area. With emphasis on the importance of participation in helping shape their community’s future and the impending changes to the Parks at Wynnewood, this work session was designed to generate as many unfiltered ideas and observations as possible. Inclusive and focused discussions among five (5) tables, with participants from each of the represented communities, concluded with a short “report-out” of each table’s work. The day’s work was collected and has been documented in this booklet for the review and comment of community stakeholders, before moving on to the next phase in developing a collective vision for Wynnewood.



tables discuss their community's future



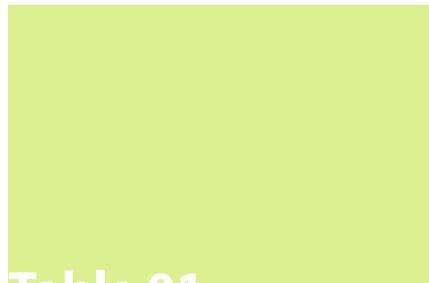


Table 01 community drawing

WHAT IF...

- We had senior focused and clinic-style medical facility and fitness center
- There was walkable access to amenities - openings in perimeter fences
- We could count on a better postal delivery system
- We had upscale retail, new facades/facelift, more variety of stores and shopping experience
- There was better landscaping, vehicular circulation, and a publicity campaign for Wynnewood
- Wynnewood had a central public space available for holiday events, programmed space, water features throughout
- This area had a police substation
- There was a process to continue development in area
- We could see townhomes and commercial rate housing near the creek

I WORRY...

- About pedestrian access and better lighting
- That landscaping is not cared for
- About mail theft and crime
- About development isolation

WHAT MUST HAPPEN...

- Better living facilities, upkeep, and improved laundry facilities
- Funding and mixed zoning to allow and promote mixed use and retail
- Better lighting and a police substation (enhanced perception of security)
- Improved circulation
- Improved parking



scan of table map created during work session

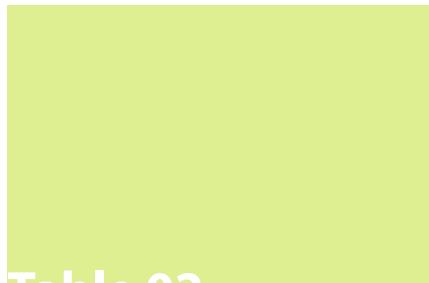


Table 02 community drawing

WHAT IF...

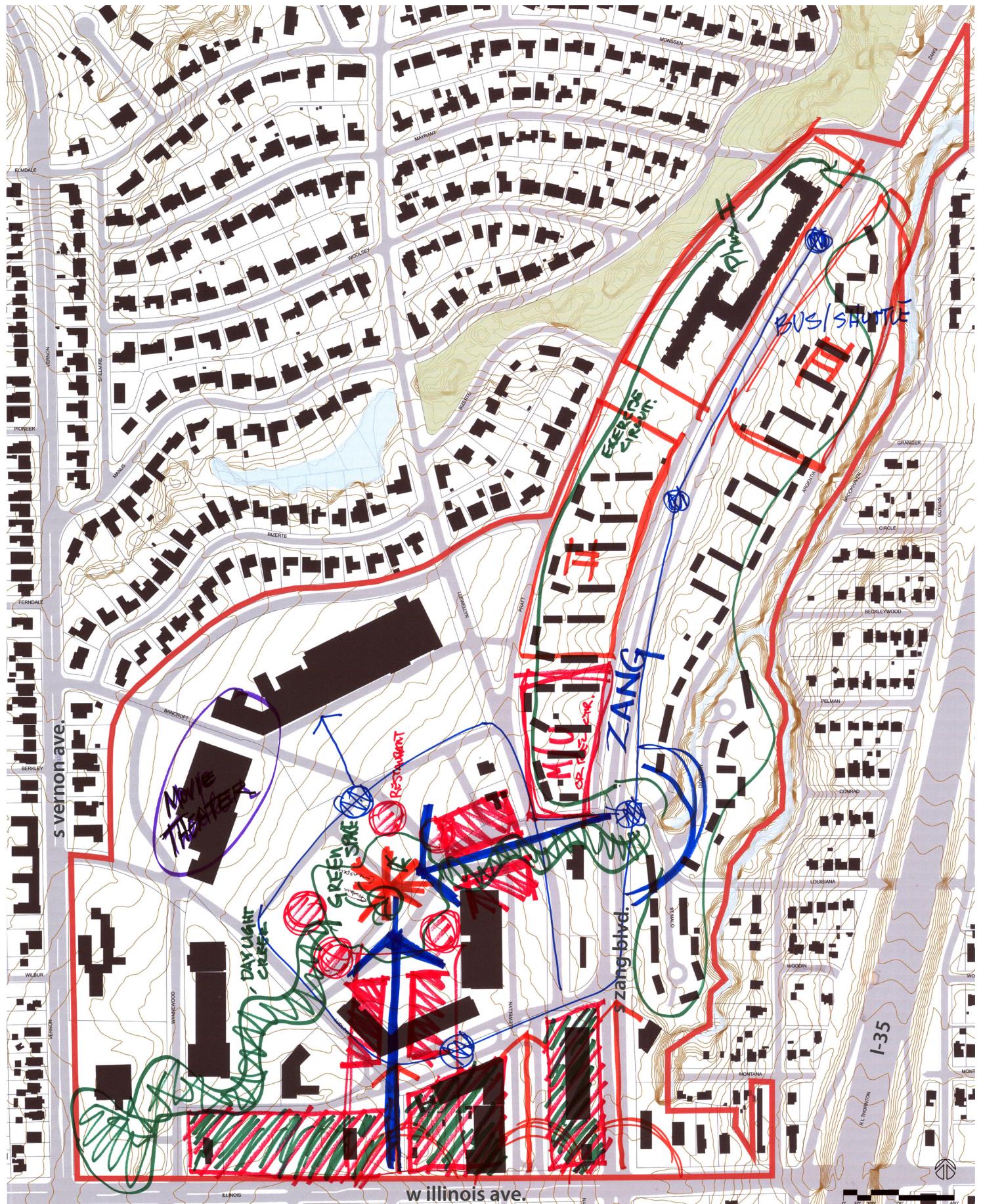
- We had better retail and restaurant offerings, income didn't drive retail, and had local and regional destination draw?
- There was consistency in apartment management?
- There were parks?
- We could start from scratch and have a mix of uses?
- This was "the Uptown" of Oak Cliff?
- There was an internal bus/shuttle?
- There we could improve frontage/visibility from Illinois?
- The area offered events and invited food trucks?
- One way street were removed?

I WORRY...

- For the perception of the neighborhood, flooding, and trash in creek
- About pushing out people based on income
- About the enforcement of residential guidelines
- Keeping the historic integrity of Wynnewood Shopping Center

WHAT MUST HAPPEN...

- Management must be involved and there must be leasing requirements
- A PR campaign to market area
- A small police office to provide more police presence
- Resident council to hear concerns and help enforce rules
- After school programs



scan of table map created during work session

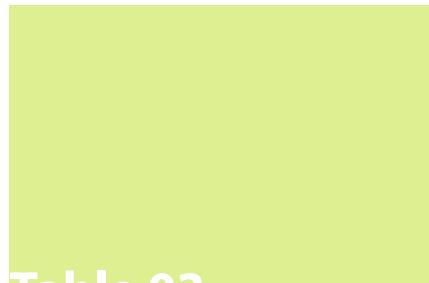


Table 03 community drawing

WHAT IF...

- There was 24/7 security and better lighting?
- Maintenance issues were responded to quickly and we had comfortable fixtures for a variety of physical conditions?
- Kroger offered healthy food options and the center accommodated farmer's market events?
- There was a better variety of stores that cater to all cultures?
- We had a theater, small emergency care facilities, and a park in the shopping center?
- There was better public transportation options?
- Close-in neighborhoods spent their money here instead of somewhere else?
- There were different market-rate housing options offered on the site of the Parks at Wynnewood?

I WORRY...

- About how hard it is to access to the local pharmacy
- About crime and delinquency in the rear of Kroger
- About the lack of a simple circulation system
- Having too much parking and not enough green space and desirable tenants in the shopping center

WHAT MUST HAPPEN...

- The shopping center must change
- Area must offer things to do for all ages
- There must be attractions/shops/services to draw customers to spend money here
- Area must be safe



scan of table map created during work session

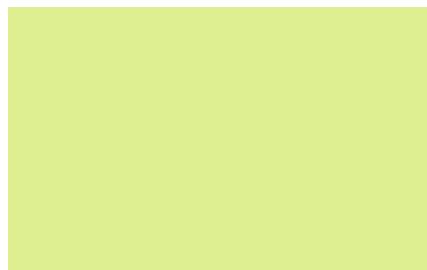


Table 04 community drawing

WHAT IF...

- We had a shopping center with quality restaurants, entertainment, services, and grocery stores?
- Unused space was better used?
- There was more diversity in the surrounding population and a variety of residential offerings?
- Wynnewood was more than a neighborhood center, but a destination center?
- There were better community centers, after school programs, day care, and recreation/sport facilities for kids in residences that are supervised and safe environments?
- There was maintenance and use landscape to separate vehicles from pedestrians?
- There was better and safe connectivity between different uses, safe crosswalks, bridge/underpass between neighborhoods?

I WORRY...

- About crime and security within housing development and the lack of maintenance of the creeks
- About access to public transportation and DART stations
- About losing the character and matching the success of Wynnewood in its heyday
- About trash and cut-through traffic into neighborhood
- About the back of house view of Wynnewood shopping center from Wynnewood North

WHAT MUST HAPPEN...

- Must have constant presence of shopping center and housing development owners
- Removal of graffiti, safe streets, a safety patrol, and curfew for children
- Programs for seniors and residents
- Better and complete sidewalks throughout community and connecting key commercial and transportation nodes
- Create a destination center



scan of table map created during work session

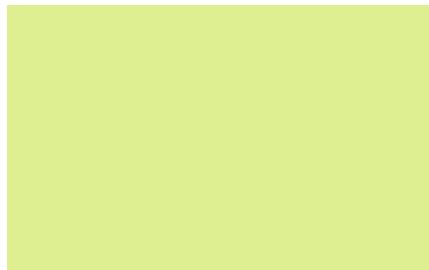


Table 05 community drawing

WHAT IF...

- The new streetcar system was extended into this area?
- The area was revitalized and destination shopping was created,?
- We could have a theater, a community center, small office incubators, or a community school or college?
- Retailers like Ikea, Target, etc were willing to take a chance and come here?

I WORRY...

- That this area will have similar parking issues as Lower Greenville
- About losing the area's identity
- About displacement of current residents
- About affordability for the working class families
- Having a mix of housing types
- About incremental change
- About the flood control issues of the creek and trash blowing into Wynnewood North

WHAT MUST HAPPEN...

- North end of shopping center must clean up its back-of house
- Light and noise pollution must be mitigated
- Community must be active in their neighborhood
- Bring-in an important community asset that brings a sense of ownership, such as higher education campus
- A connection to Bishop Arts by providing off-site valet parking or attracting the same type of entrepreneurial businesses
- Create visibility from the highway and surrounding streets
- Bring in higher-end retailers to the area



scan of table map created during work session

synthesis area challenges

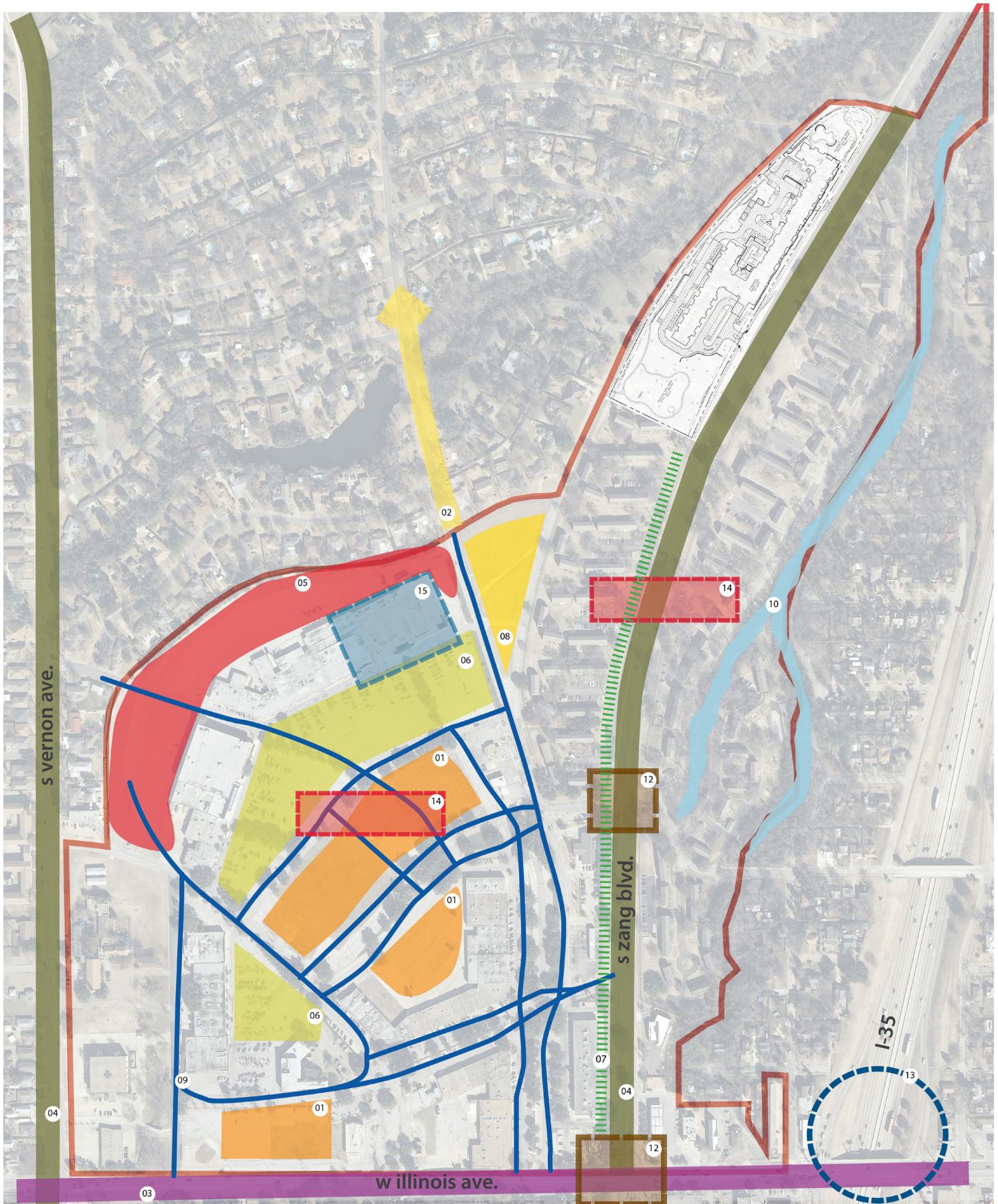
GENERAL CHALLENGES

- Stores cater mostly to one social and income demographic;
- There is too much surface parking;
- Pedestrian accommodations are inconsistent and some are in disrepair.

PARKS AT WYNNEWOOD CHALLENGES

- Poor maintenance of buildings.

[01]	small business / shopping	[06]	too much parking/no greenspace	[07]	poor visibility from zang
[02]	cut through traffic	[07]	unused space	[12]	difficult access areas
[03]	poor visibility from illinois	[08]	dirty/unmaintained	[13]	no presence from highway
[04]	poor pedestrian facilities	[09]	better circulation	[14]	security 24/7
[05]	high potential for noise/light/trash pollution	[10]	standing water / mosquitoes	[15]	Kroger is hidden from main roads



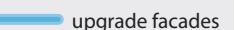
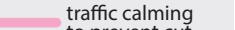
synthesis area opportunities

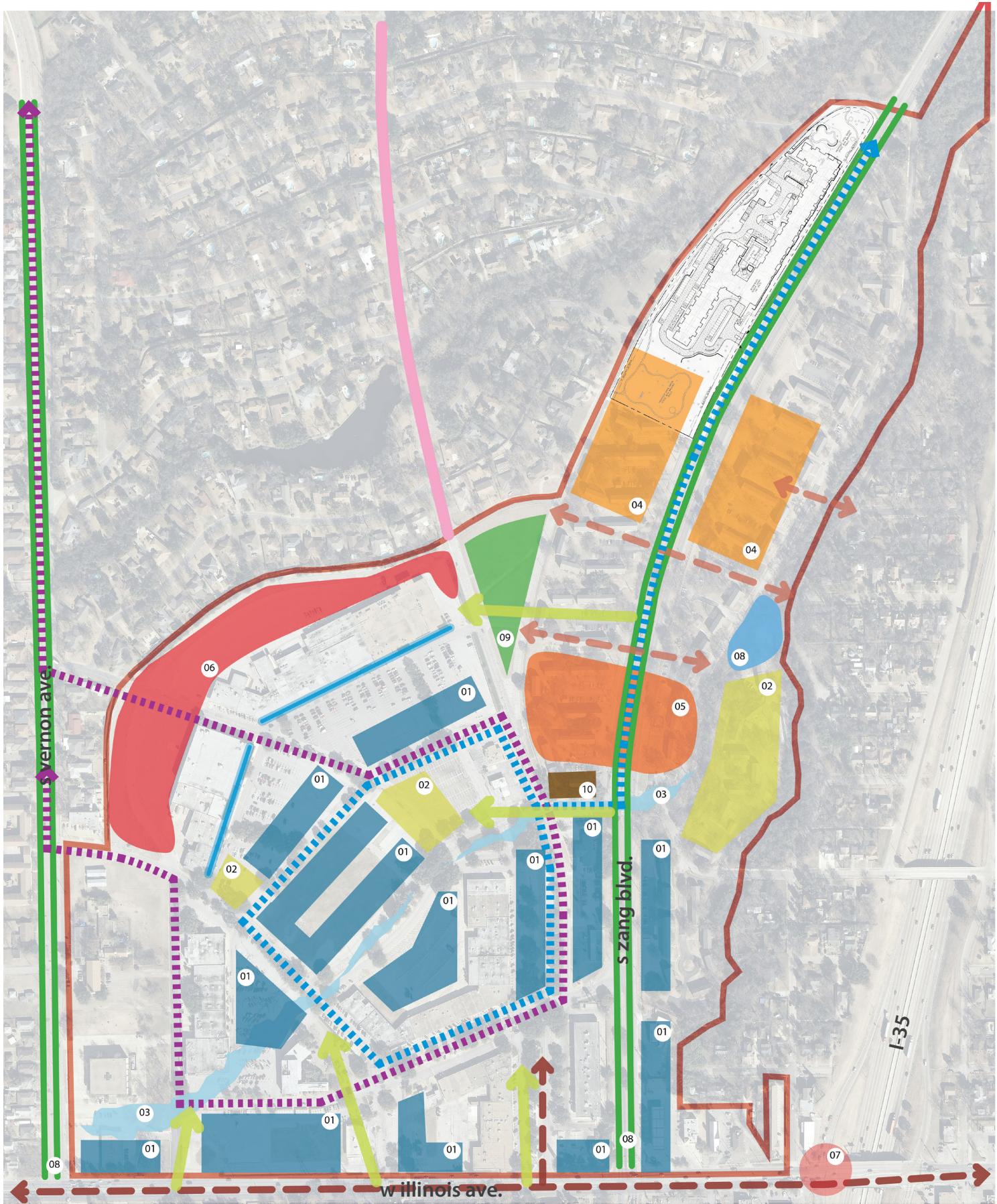
GENERAL OPPORTUNITIES

- Create a TIF district to help provide funding for infrastructure improvements;
- Attract a better variety of stores and attractions to draw customers of all ages and have them spend their money here;
- Remove excess parking or offer valet parking for Bishop Arts;
- Provide more public transportation options;
- Provide better and more consistent lighting.

PARKS AT WYNNEWOOD OPPORTUNITIES

- Provide washer and dryer hook-up in each unit;
- Provide private decks, patios, porches for all or some units;
- Better and more timely maintenance;
- A fitness center for the development;
- Comfortable and usable fixtures/amenities for all resident's physical conditions.

[01]  infill retail/high end outlets/cultural development	[06]  better use of space	 enhanced connections to neighborhoods	 upgrade facades
[02]  public space/parks	[07]  signage at I-35	 enhanced pedestrian connections	 traffic calming to prevent cut-through traffic
[03]  daylight creek	[08]  enhanced pedestrian oriented sidewalks	 shuttle to dart stop	
[04]  mixed income cottage homes	[09]  skate park / dog run	 connections to the zoo	
[05]  different mixed use housing options	[10]  police substation	 new connections between shopping center and neighborhoods	





wynnewood

community charrette notes

november 3, 2012



community charrette notes

wynnewood

charrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on November 3, 2012. The citydesign studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase II of development to meet affordable housing requirements.





ready to work



arriving, beginning, drawing, sharing



tables discuss their community's future





tables discuss their community's future

To help guide charrette participants begin to move forward with specific redevelopment and phasing solutions for the Parks at Wynnewood, a helpful tool of “playing cards” were introduced. Each set included four open space and building typologies, which gave participants an accurate idea of what each could bring to the project’s density, height, use, land coverage, and design. It was the participant’s task to discuss their attributes and their impact on the project site. The “playing cards” used that day are included below and on the next page for reference.



P/S

plaza/square

- supports civic & commercial activity
- bordered by buildings
- active to quiet with extensive use of pavement, formal tree plantings & ground cover
- ample seating choices
- water features
- public art

PP

pocket park

- less than 1 acre in size
- service area is 1/4 mile
- created out of small and/or forgotten spaces
- passive or active park space
- provide greenery & a place to sit outdoors
- playgrounds, public art, historical markers, or monuments can be included

LP

linear park

- built connection or natural corridor linking parks, open spaces, or civic destinations together via bicycle &/or pedestrian facilities
- perimeter roads along one or both sides are encouraged to provide safety
- otherwise unbuildable land may become an amenity

NP

neighborhood park

- 1-15 acres in size
- service area 1/4 to 1/2 miles
- passive &/or active recreational opportunities
- portions of site should be devoted to accessible and grassy areas
- park is enhanced when adjoining building fronts open up to the park

RSL**AH****MF****MU***building types "playing cards"*

RSL

residential
single lot

- density: 8-16 dwelling unit/acre
- 1 to 2 stories
- may allow one house per lot, two per lot (tandem or duplex), or 4-12 per lot (fourplex & cottage homes)
- surface &/or garage parked
- communal open space & small private outdoor space as part of development

AH

attached
housing

- density: 12-32 dwelling unit/acre
- 2 to 3 stories
- may allow two homes per lot (duplex) & individual homes sharing common walls on individual lots (townhomes)
- townhomes groupings of 6 or more as a minimum
- surface &/or garage parked

MF

low rise
multi-family

- density: 32-40 dwelling unit/acre
- 2 to 4 stories
- apartment & lofts
- ground floor units have direct access to street or common space
- surface &/or garage parked

MU

mixed-use

- density: 32-50 dwelling unit/acre
- 2 to 5 stories
- apartment, lofts, & live work
- ground floor units have direct access to street or common space
- ground floor units designed with flexibility in use
- surface, tuck-under, &/or garage parked

Table 01 community drawing

STRATEGY

- Buffer existing neighborhoods by increasing development density from north to south and propose a limited amount of residential single lot development
- Provide a system of linear parks and trails along one side of the creek and extending west to Wynnewood North and Wynnewood Village
- Introduce a series and variety of park spaces to link trails, new development, and Wynnewood Village
- Introduce a new street connection between both sides of the Parks at Wynnewood across Zang
- Discourage garden style apartment development
- Create multiple enhanced pedestrian crossing opportunities from neighborhoods into Wynnewood Village
- Reduce traffic speeds along Zang

PHASE II

- Located on approximately 5.50 acres on the east side of Zang
- Proposal for low-rise multi-family development of units

ACRES: 5.50

PRODUCT: LOW-RISE MULTI-FAMILY

UNITS: 176 - 200

DENSITY: 32 - 40 DU/ACRE



table 1 discusses their community's future





photograph of table map created during work session



table 1 synthesis plan



Table 02 community drawing

STRATEGY

- Development across from Wynnewood North increases in density moving east to Zang
- Low-rise multi-family development represent the majority of new construction as it is delegated to the north-east portion of the project site
- Lowest density single family small lot development is relegated to the two smaller sites south
- Mixed-use development opportunities are limited to the southern portion of the project to compliment the Wynnewood Village
- A linear park connects a series of pocket parks and runs down the center of the development's east side
- New east-west streets connecting to Zang but not directly to Beckleywood
- A new street connection to Wynnewood Village between the mixed-use and lower density developments

PHASE II

- Located on approximately 2.85 acres on the southern tip of the west side of Zang
- Proposal for a multi-use development of 91 - 142 units

ACRES: 2.85

PRODUCT: MIXED-USE

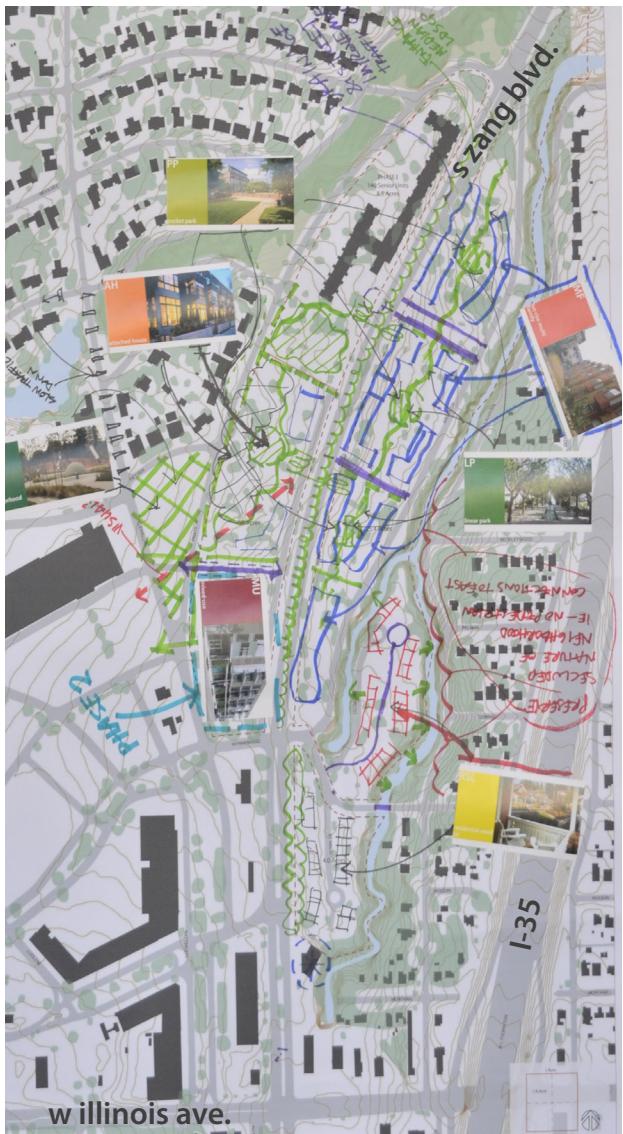
UNITS: 91 - 142

DENSITY: 32 - 50 DU/ACRE



table 2 discusses their community's future





photograph of table map created during work session



table 2 synthesis plan



Table 03 community drawing

STRATEGY

- Existing neighborhoods east and west of the project site are buffered by adjacency to low-density residential single lot development
- Density increases towards Zang from east and west with the higher density development generally occurring on the southern end
- An extensive linear park and trail system circling the site, running along Zang, and bordering the open space network of Wynnewood North
- Pocket parks distributed within the new development
- New intersections and enhancements to existing intersections on Zang

PHASE II

- Located on approximately 3.90 acres on the east side of Zang
- Proposal for low-rise multi-family development of 124 - 156 units

ACRES: 3.90

PRODUCT: LOW-RISE MULTI-FAMILY

UNITS: 124 - 156

DENSITY: 32 - 40 DU/ACRE



table 3 discusses their community's future





photograph of table map created during work session



table 3 synthesis plan



Table 04 community drawing

STRATEGY

- Buffer Wynnewood North single-family with lower density attached housing
 - Density increases towards Zang from west with the higher density low-rise multi-family development
 - A linear park and trail network runs along the eastern edge of the site to take advantage of the creek
 - Create safe and convenient pedestrian facilities linking trail network, development, parks, and Wynnewood Village
 - Mixed-use development with thought placed on the non-residential component to not compete with Wynnewood Village
 - Locate residential small lot development on the south-east portion of the site to better match the density pattern of Becklywood to the east
 - Reduce traffic speeds along Zang and improve pedestrian accommodations
- * After much discussion, no clear direction was proposed east of Zang, and is indicated to the right without a use/color designation

PHASE II

- Located on approximately 4.9 acres on the east side of Zang
- Proposal for both attached housing and low-rise multi-family development of 116 - 180 units

ACRES: 4.90

PRODUCT: ATTACHED HOUSING AND LOW-RISE MULTI-FAMILY

UNITS: 116 - 180

DENSITY: 12 - 32 AND 32 - 40 DU/ACRE



table 4 discusses their community's future





photograph of table map created during work session



table 4 synthesis plan



Table 05 community drawing

STRATEGY

- Incremental increase in density moving from north to south on the site respecting the smaller scale nature of adjacent existing single-family neighborhoods of Wynnewood North and Beckleywood
- A linear park and trail network running along the eastern edge of the site to take advantage of the creek
- A new street connection linking the eastern portion of the site with the western portion of the site and through to Wynnewood Village
- Develop parks and plaza space in the harder to develop edges and corners of the site
- Re-imagine Zang as a safer street with walkable linear parks flanking its edges

PHASE II

- Located on approximately 9.65 acres on the east side of Zang
- Proposal for a mix of residential small-lot, low-rise multi-family, and mixed-use developments of 152 - 288 units with a plaza anchoring the southern tip of phase II

ACRES: 9.65

PRODUCT: RESIDENTIAL SMALL LOT, ATTACHED HOUSING, AND MIXED-USE

UNITS: 152 - 288

DENSITY: 8 - 16, 12 - 32, AND 32 - 50 DU/ACRE



table 5 discusses their community's future





photograph of table map created during work session

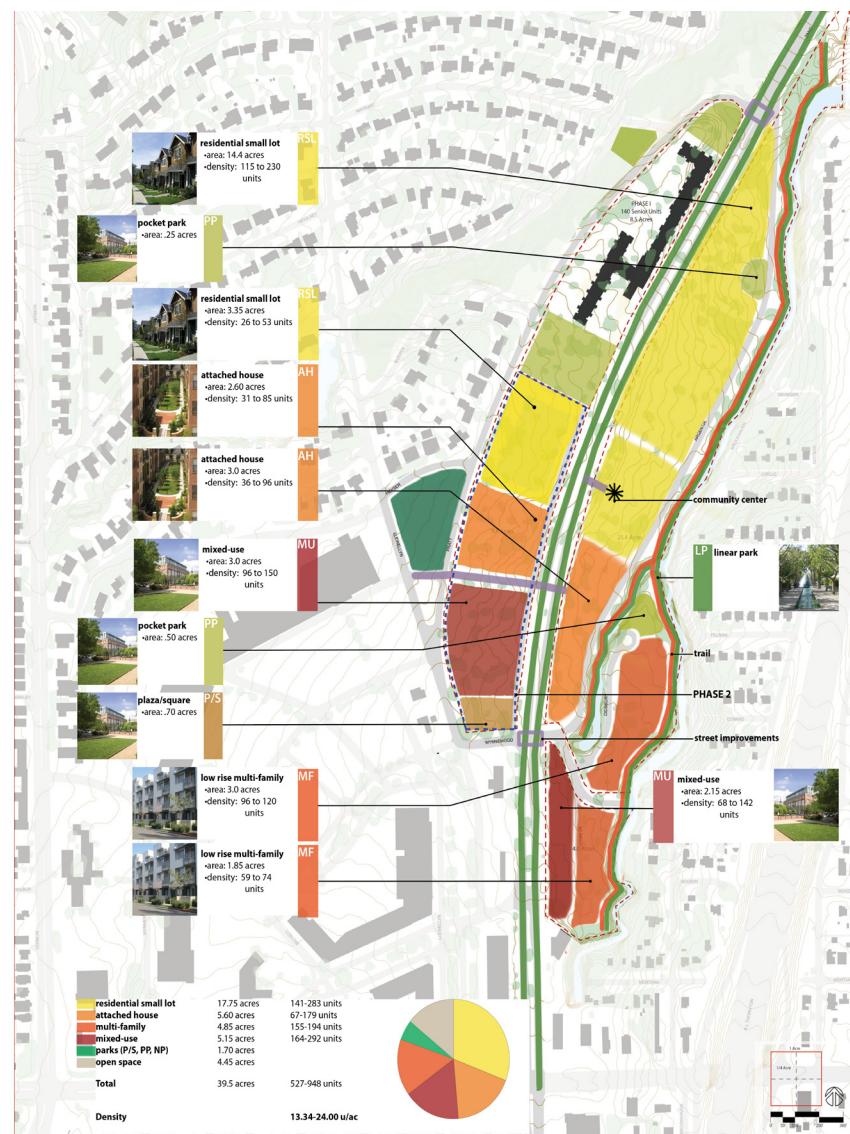


table 5 synthesis plan



phase II location options

TABLE 1 LOCATION OPTION FOR PHASE II

	5.50 acres, low-rise multi-family, 176 - 200 units, 32 - 40 units/acre	
	Positives	Negatives
	<ul style="list-style-type: none"> • Does not threaten existing single-family neighborhoods • Accommodates a large number of units 	<ul style="list-style-type: none"> • Separates existing units north and south of new development • Construction activity would sever utility and infrastructure to one side of phase II development

TABLE 2 LOCATION OPTION FOR PHASE II

	2.85 acres, mixed-use, 91-142 units, 32 - 50 units/acre	
	Positives	Negatives

• Does not threaten existing single-family neighborhoods

• A small lot leaves a large balance for future market rate development

	Negatives
	<ul style="list-style-type: none"> • Removes desirable land for market rate development • Land area not adequate to accommodate phase II

TABLE 3 LOCATION OPTION FOR PHASE II

	3.90 acres, low-rise multi-family, 124 - 156 units, 32 - 40 units/acre	
	Positives	Negatives

• Does not threaten existing single-family neighborhoods

• Small lot leaves a large balance for future market rate development

• Adjacency to retail, services, and public transportation

	Negatives
	<ul style="list-style-type: none"> • Removed from phase I, leasing center, and new amenities

TABLE 4 LOCATION OPTION FOR PHASE II

	4.90 acres, attached housing & low-rise multi-family, 116 -180 units, 12 - 40 units/acre	
	Positives	Negatives

• Continues development south from phase I

• Buffers existing single family with similar product

	Negatives
	<ul style="list-style-type: none"> • Leaves smaller parcel south to develop in the future

TABLE 5 LOCATION OPTION FOR PHASE II

	9.65 acres, residential small lot, attached housing & mixed-use, 152 - 288 units, 8 - 50 units/acre	
	Positives	Negatives

• Continues development south from phase I

	Negatives
	<ul style="list-style-type: none"> • Takes large parcel and leaves less land for phase III and future market rate development

*EXISTING LOCATION OF PHASE I





phase II proposed location options

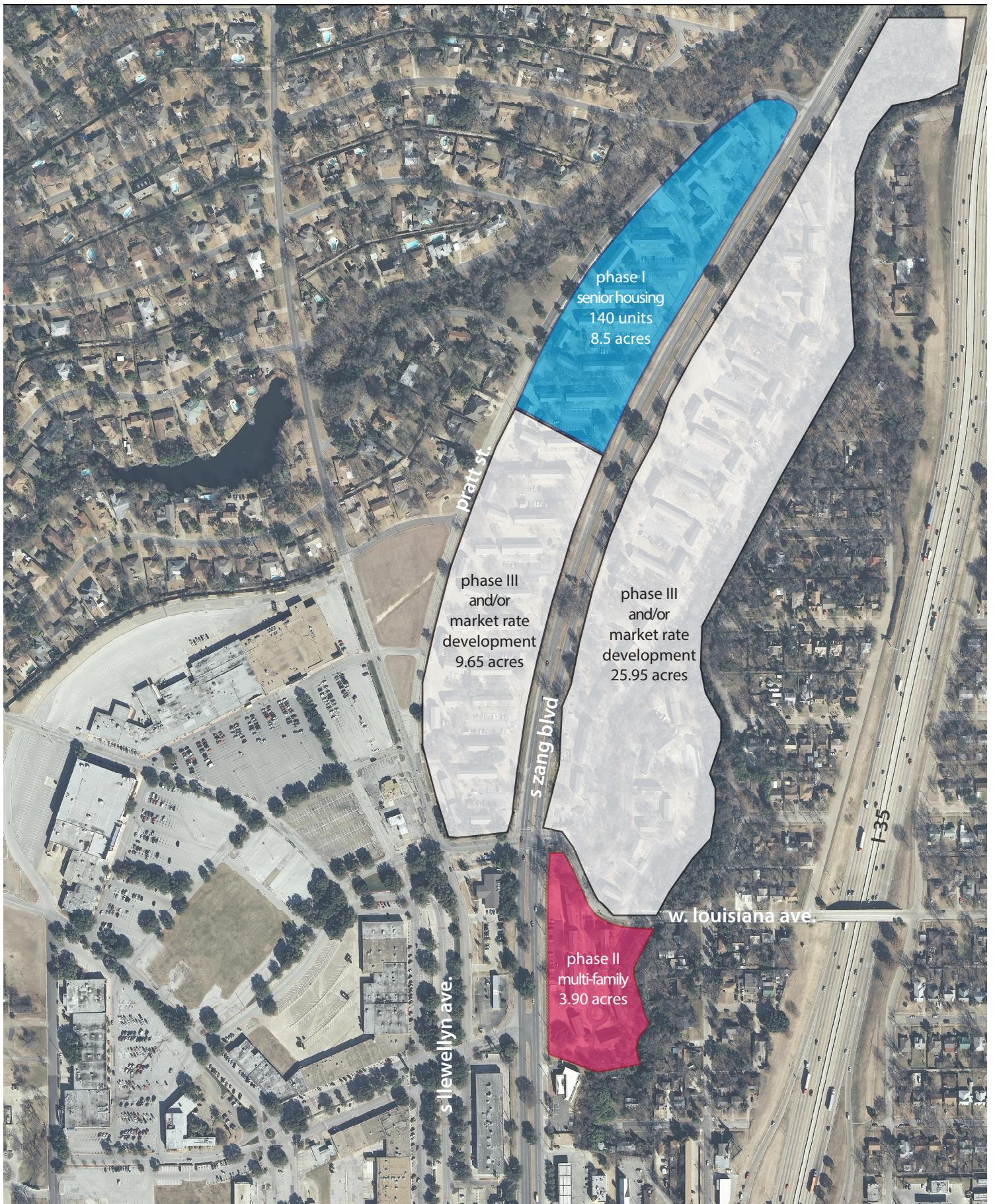
phase II recommendation

POSITIVES OF RECOMMENDED LOCATION FOR PHASE II

- Places a concentration of families closer to retail, services, and public transportation
- With improvements to the creek running along the back side of the property, a trail network along its edge could provide alternative recreation and transportation opportunities
- Existing single family neighborhoods are not threatened by proximity and height of new development buildings
- Removes a total of 22 existing units for redevelopment of site
- Adjacency to the Empowerment Center, an established community resource and services center
- Small site, 3.90 acres, leaves a larger balance for Phase III and future market rate development

NEGATIVES OF RECOMMENDED LOCATION FOR PHASE II

- Located away from Phase I, leasing center, community park, and dog park



recommended phase II location and balance of developable land



phase II recommendation

DESIGN OBJECTIVES

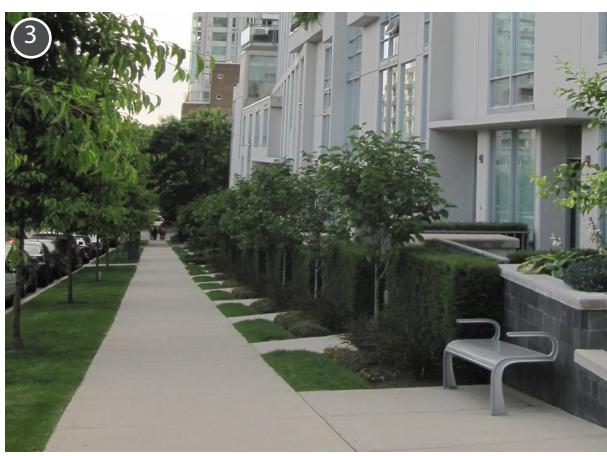
- ① Small setbacks with windows and direct access from each ground level unit to the street. stoops/porches provide transition from public to private
- ② Shape and character of the street is enhanced with parking hidden internal to the building
- ③ Reduce traffic speeds and safety along Zang by providing parallel parking, a landscaped buffer, improved lighting, and comfortable sidewalk accommodations
- ④ Connect The Parks at Wynnewood along an enhanced creek and trail system



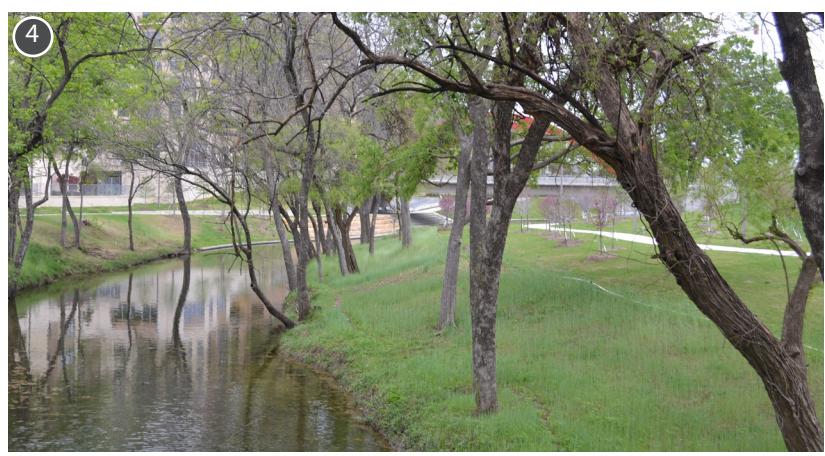
ground floor units directly open up to the street



surface parking hidden behind building



safe, comfortable pedestrian accommodations along Zang



an enhanced creek with trail network



design objectives for recommended phase II location

wynnewood

community charrette notes
march 7, 2014



community charrette notes

wynnewood

charrette noun: a public meeting or workshop devoted to a concerted effort to solve a problem or plan the design of something.

The following pages are intended to document the ideas and work generated by all of the participants at the Wynnewood community meeting on November 3, 2012. The citydesign studio will host conversations along with Bank of America around these ideas and concerns to identify a location for phase III of development to meet affordable housing requirements.



phase III recommendation

POSITIVES OF RECOMMENDED LOCATION FOR PHASE III

- Adjacent Wynnewood North single family neighborhood fronted with lower density attached homes to fit the character of the existing neighborhood along Pratt Street
- Removes a total of 44 existing units for redevelopment of site
- Adjacency to the new senior housing Phase I development allows shared use of amenities
- Small site, 3.35 acres, leaves a larger balance available for future market rate development



recommended phase III location and balance of developable land

phase III recommendation

DESIGN OBJECTIVES

- 1 Small setbacks with windows and direct access from each ground level unit to the street. stoops/porches provide transition from public to private
- 2 Shape and character of the street is enhanced with parking hidden internal to the building
- 3 Reduce traffic speeds and safety along Zang by providing parallel parking, a landscaped buffer, improved lighting, and comfortable sidewalk accommodations
- 4 New connection linking Zang to Pratt and beyond to Wynnewood Shopping Center
- 5 Lower density attached house product along Pratt to help buffer the existing single-family neighborhood
- 6 Provide a direct visual and physical connection to share access to open space improvements of Phase I



ground floor units directly open up to the street



parking embedded or hidden behind building



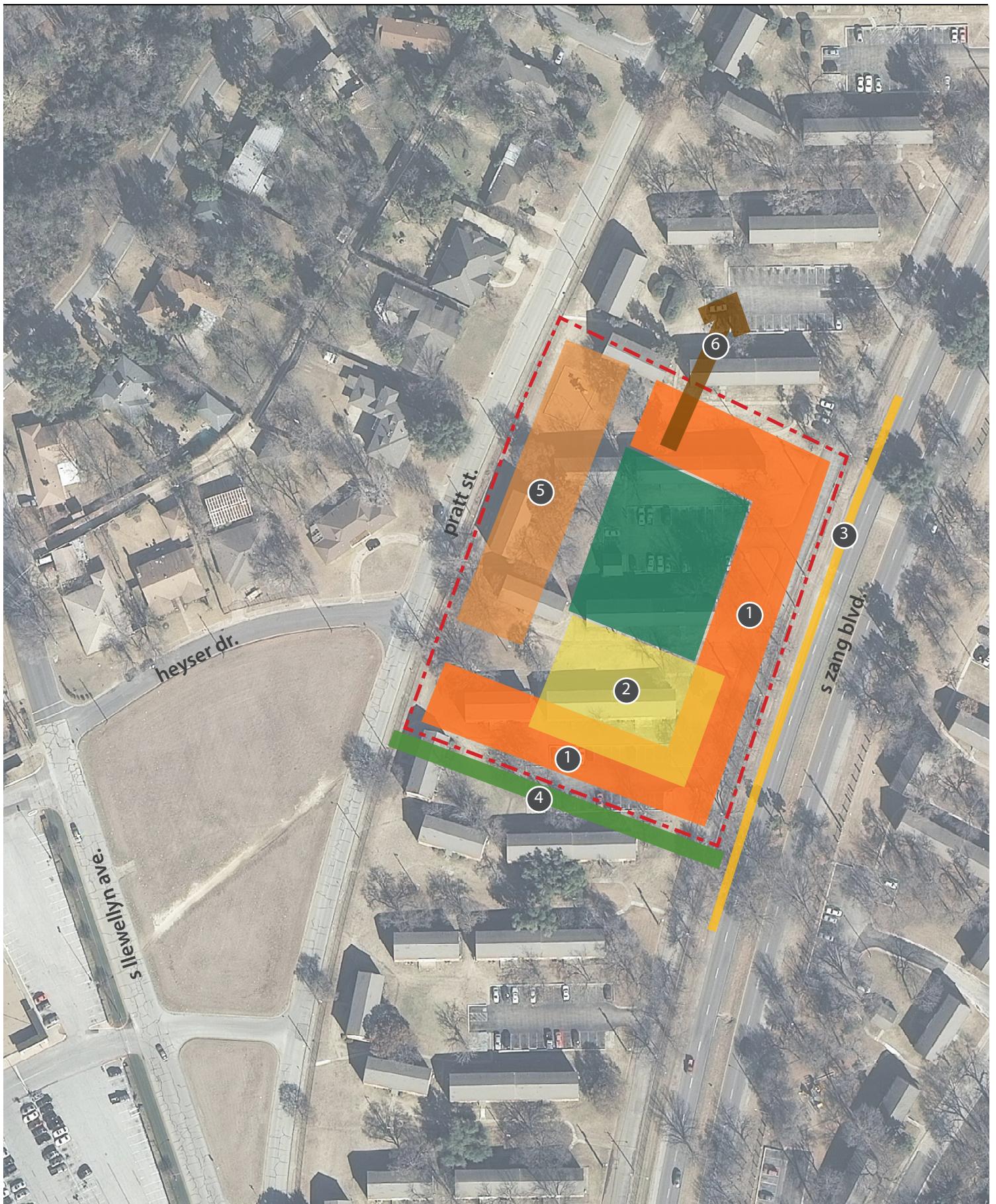
safe, comfortable pedestrian facilities at Zang



new link from Zang to Pratt



lower density attached single family housing at pratt



design objectives for recommended phase III location



NEXT STEPS

- Bank of America announces Phase II location
- Brief to City of Dallas Housing Committee
- Discuss current bond funds available for stormwater management and their design potential for improvements to the community
- Discuss the extent of potential improvements to Wynnewood Village with owner
- Produce a conceptual master plan for phase III and market development for the remaining land area in the Parks at Wynnewood and share with owners, residents, and local stakeholders for comments and concerns
- Develop implementation strategies to realize the market potential of the land over time
- Begin efforts to re-imagine Wynnewood Village

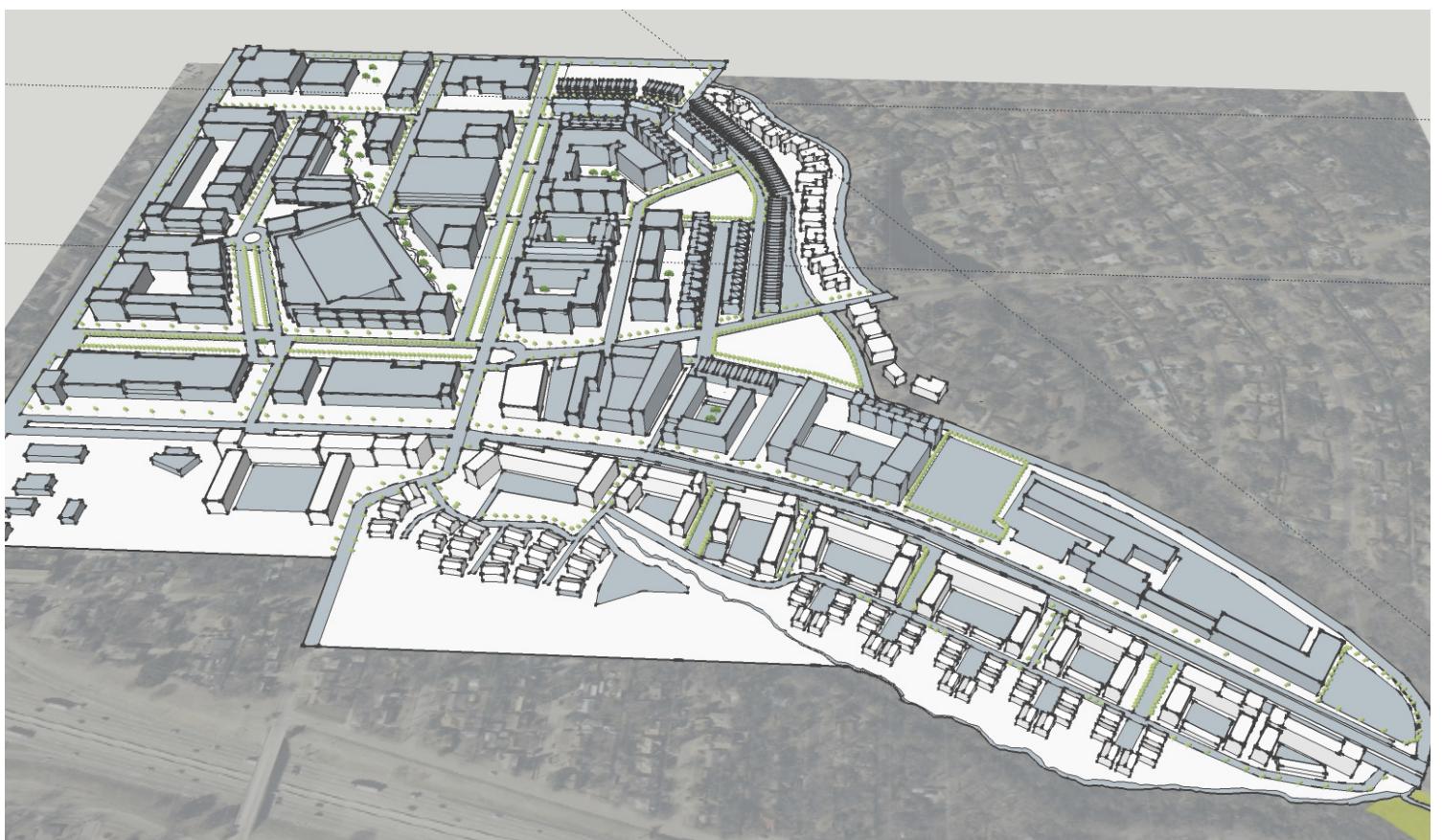
The maps illustrated in this booklet document, as faithfully as possible, ideas and concerns expressed during the charrettes of July 22 and November, 2012 with Wynnewood area residents and stakeholders. The studio will continue collaborating to refine the possibilities for developing a collective vision for the area's future, with all area residents and stakeholders.

wynnewood

community charrette notes

may 5, 2014





phase IV market rate development recommendation

DESIGN OBJECTIVES

- 1 Small-lot residential cluster housing
 - density: 8-16 du/acre
 - 1 to 2 stories
 - may allow 1 house per lot, 2 per lot (tandem) or 4-12 per lot (fourplex and cottage homes)
 - surface and/or garage parked
- 2 Single-family homes
 - density: 6-10 du/acre
 - 1 to 2 stories
 - surface and/or garage parked
- 3 Low-rise multi-family with ground floor entries to individual units
 - density: 32-40 du/acre
 - 2 to 4 stories
 - apartment and lofts
 - surface and tuck-under garage parked
- 4 Parking hidden internal to site to enhance character and walkability of street
- 5 Retail with residential or office above
- 6 High-density mixed-use development with residential above
 - density: 32-50 du/acre
 - 2 to 5 stories
 - apartment, lofts, and live-work
 - surface and tuck-under and/or garage parked
- 7 Attached homes
 - density: 12-32 du/acre
 - 2 to 3 stories
 - may allow 2 homes per lot (duplex), individual homes sharing common walls on individual lots (townhomes)
 - surface and/or garage parked
- 8 Public pedestrian connections, pocket parks, and open space

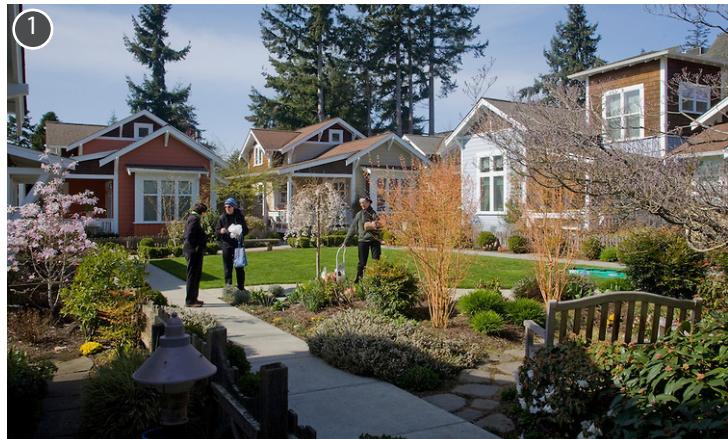


design objectives for recommended market rate development location

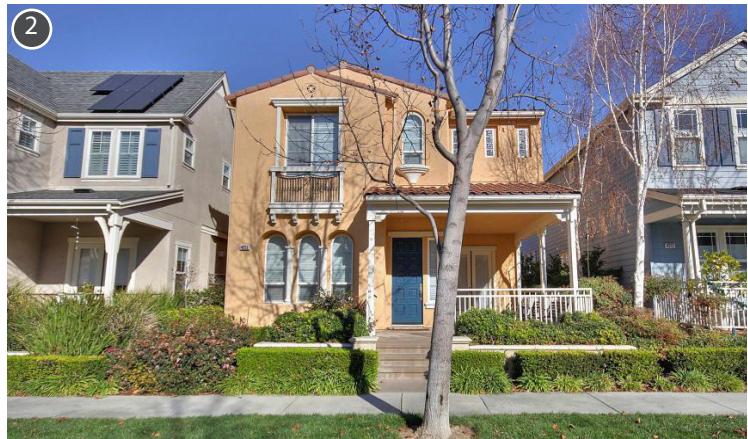
phase IV market rate development recommendation

DESIGN OBJECTIVES

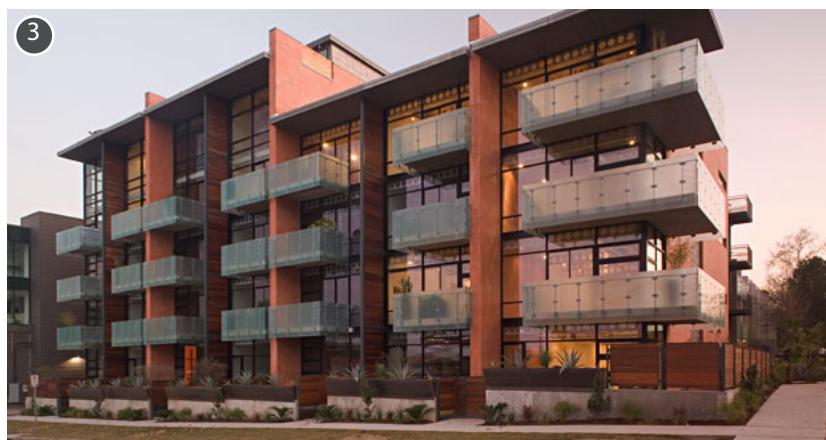
- 1 Small-lot residential cluster housing
- 2 Single-family homes on small lots with small yards
- 3 Low-rise multi-family with ground floor entries to individual units
- 4 Parking hidden internal to site to enhance character and walkability of street
- 5 Retail with residential or office above
- 6 High-density mixed-use development with residential above
- 7 Attached homes to help transition with scale of existing neighborhood
- 8 Public pedestrian connections, pocket parks, and open space



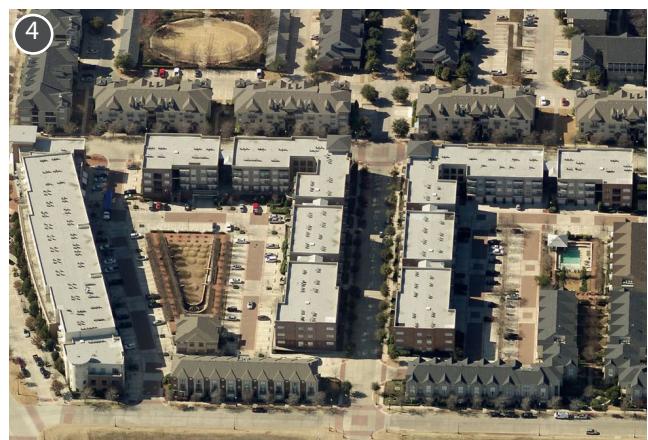
courtyard housing and common open space



single-family homes help buffer existing neighborhoods



ground floor units with individual entries help support a safe and active sidewalk



internal courtyard parking doubling as open space

5



mixed-use development creates vitality and walkable destinations

6



high-density residential with ground floor retail and services

7



safe, comfortable pedestrian facilities at Zang

8



passive and active recreational pursuits are made available with pocket parks, open space and linear parks as connectors

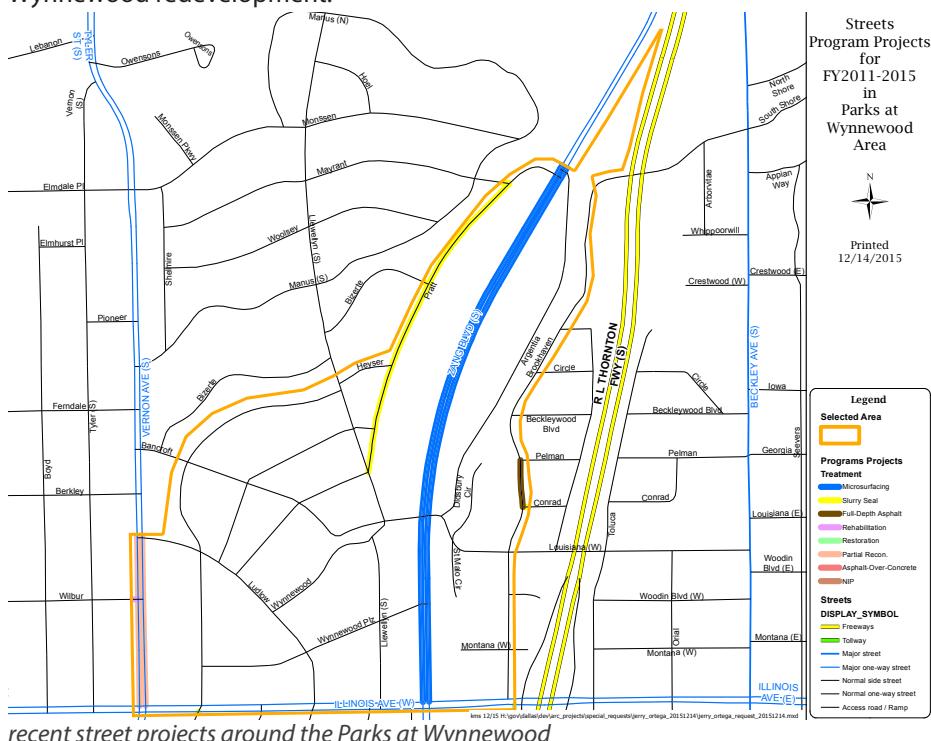
infrastructure investment city of dallas

The City of Dallas has recently invested approximately \$932,400 to upgrade water lines and waste water drainage systems within the parks at Wynnewood Revitalization Area.

- 2500 LF water line replacement
- 2800 LF waste water line replacement

The City has also invested \$483,587 on right-of-way and storm drainage project improvements to the Parks at Wynnewood Revitalization Area.

In addition to recent infrastructure investments, the City has forgiven \$1,693,750 in debt with completion of phases I and II of the Parks at Wynnewood redevelopment.



recent drainage and water line work along S. Zang Blvd.

ACKNOWLEDGEMENTS

Multiple parties contributed resources, time, and dedication to the re-visualization of Wynnewood

The Trinity Trust

For their continued support and commitment to our work in the city

Former Council Member Delia Jasso and Council Member Scott Griggs
Their commitment to Wynnewood has made this study possible

Bank of America Community Development Corporation

Their contributions fund this study and illustrate their commitment to improving the Parks at Wynnewood and surrounding areas

Central Dallas Community Development Corporation

Development partner in the Parks at Wynnewood and committed to the idea that people have the right to a decent place to live

The Empowerment Center & Reverend Johnny Flowers
For the use of their facilities

Facilitator Volunteers
Great leadership and design talent

bcWorkshop

For their neighborhood stories forum of discovery and debate of Wynnewood

All of the Area Stakeholders

For their dedication, enthusiasm and great ideas!



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