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VIA EMAIL

August 13, 2011

Dear Christian,

The East Kessler Park Neighborhood Association would like to bring the following matters to the Oak Cliff Gateway Advisory Committee's attention for their consideration and response.

*At the July 11th public meeting, Larry Good made a presentation for Gateway rezoning that was a vast departure from the form based zoning subdistricts that the City worked with at its Gateway Land Use Opportunity Plan public meetings - i.e., MU (Multiuse-Shop front), SS (Single Story -Shop front), GC (General Commercial), APT (Apartment), TS (Townhouse stacked), TH (Townhouse), MH (Manor House), SF (Single Family house), Civ (Civic Buildings) and O (Open space lot). Why are we reinventing the wheel, so to speak, and not using the City's Form Based Zoning Ordinance in the Gateway?

*Mr. Good's presentation started with and spent the bulk of time on his subdistrict concepts, mentioning streets only in passing at the very end. EKPNA regards the street grid as the foremost factor in the larger urban design scheme. We hope to see the rezoning plan protecting and enhancing that grid in order to insure the Gateway's walkability and viability.

*While on the subject of streets, EKPNA believes that the rezoning should stipulate Gateway streets as being 'complete' by incorporating transit stops, cars, bike lanes and pedestrian amenities such as wide sidewalks and safe crosswalks.

*During the City's land use plan meetings, EKPNA was very vocal about converting the Gateway area into an 'Eco-district' emphasizing sustainability and adaptive reuses. Much to its disappointment, however, nothing in that regard was included in the December 9, 2009 summation adopting the Trinity River Corridor Land Use Plan Ordinance 27773. The redesign of the Beckley/Commerce intersection presents a unique opportunity for the Gateway to continue a cutting edge sustainability system of harvesting rain water commencing at Beckley/Commerce into its Beckley street plan from I-30 south. (Basically stormwater runoff is collected

and distributed to planter basins as the single source of irrigation for native plants. Rain harvesting will also reduce or mitigate (1) runoff pollutants that would otherwise go straight to the Trinity, (2) the need for tap water and (3) artificial irrigation measures.). This would at least be a start into the direction of developing an eco-district.

*The eastern most extremity of East Kessler Park along Beckley needs to be designated as the East Kessler Park Transition District. This District would govern two key parcels abutting our neighborhood on Handley Drive and protect EKPNA from neighborhood unfriendly development.

Thank you for your kind attention in the above regard.

Sincerely yours,

~S~

Timothy Herfel
President
East Kessler Park Neighborhood Assn.

CC:
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