

LAND USE STATEMENT

(Approx. 60.1279 acres of land located north of Ross Avenue, south of Woodall Rodgers Freeway, east of St. Paul Street, and west of Routh Street)

I. PURPOSE OF REQUEST:

The purpose of the request is to amend Planned Development District 145 by revising its conditions to accomplish the following goals: 1) to enable additional uses to join the expanded Arts District boundary, including housing, to create a more urban walkable neighborhood; 2) to improve the connections between the Arts District and downtown neighborhoods through streetscape improvements, landscape design, transit, and public art; 3) to update urban design and development guidelines for the Arts District; and 4) to increase the programming of activities so that more Dallas citizens are attracted to participate in the performances, events, and personality of the District.

II. EXISTING LAND USE:

The site is currently occupied by theater, office, church, condominium, museum, restaurant and school uses.

III. ADJACENT PROPERTY USES:

The property to the east across Routh Street consists of church, multi-family, office, condominium, restaurant, art gallery, and convenience store uses. The property to the north across Woodall Rodgers Freeway is occupied by office, bank, restaurant, park, and multi-family uses. The property to the west across North St. Paul Street is occupied by office, art gallery, and parking garage uses. The property to the south across Ross Avenue is occupied by office, church, parking, restaurant, liquor store, fitness center and bank uses.

IV. PROPOSED USE OF THE REQUEST AREA:

The proposed use of the request area would be the continued operation of the Dallas Arts District. Amendments to P.D. 145 would involve the replacement of the Sasaki Plan with the Dallas Arts District Master Plan design guidelines. These new guidelines would focus on sidewalks, traffic calming, development controls, and public art. The guidelines would aim to improve human safety and conform, environmental sustainability and resilience, and design quality while maintaining a cohesive character for the Arts District. Several design requirements and recommendations would apply throughout the District. Six street typologies provide more specific requirements and recommendations based on the particular character of various types of streets in the District. Additionally, in order to implement and ensure compliance with this new plan, we propose to amend the conditions to require review of all building permits by the Dallas Arts District Design Review Committee. The conditions would also grant a private license permitting property owners to install parkway landscaping, art, and signs for property in the entire P.D. 145, not just Subarea 1, after obtaining a parkway landscape, art and sign permit.