

THE OAK LAWN PLAN

(Written in 1983.)

The Oak Lawn Plan will guide development to create a new Oak Lawn — a place to live, shop and work that is convenient, pleasant and dynamic.

An urban community of housing, retail, recreational and office uses that will provide for a variety of life styles that combine protected residential neighborhoods with the advantages of closely related commercial facilities.

With new commitment to tree-lined streets and landscaped open spaces and convenient transit both within Oak Lawn and connecting with the DART network.

THE OAK LAWN FORUM

The Oak Lawn Plan grew out of a series of meetings between City Manager Charles Anderson, the Oak Lawn Committee, residential interest, the North Dallas Chamber of Commerce and commercial interests to establish public-private joint planning for Oak Lawn.

The Oak Lawn Forum was established in June 1982 with equal representation from the residential and commercial interests supported by City of Dallas Planning staff.

Planning began with the hiring by the City of Dallas and the Oak Lawn Forum of A. J. Diamond Associates, Architects and Planners, to assist in the development of the Oak Lawn Plan.

ISSUES

The Oak Lawn Forum identified four planning issues:

1. How to provide protection for residential areas where they adjoin other uses.
2. How to manage traffic and reduce the number of cars.
3. How to protect development rights for all zoning categories.
4. How to provide more flexibility for building shape and setbacks.

To protect both residential and commercial interests, the Oak Lawn Forum agreed to these ground rules for the plan:

1. Zoning would not change.
2. Streets would not change.
3. Trees and landscaped open space would be increased.

THE PLAN PROVIDES ZONING

In each zoning category the ordinance has been changed to:

1. Require landscaped front yards in office zones.
2. Encourage below grade parking and parking behind buildings.
3. Reduce parking requirements in office zones 10%.
4. Protect residential neighborhoods from intrusive sightlines and reflective glass from adjoining commercial uses.
5. Encourage housing in commercial zones.
6. Eliminate intrusive land uses.
7. Permit irregular building setbacks within maximum building coverage.

TRANSPORTATION

To assure convenient uncongested movement within Oak Lawn, the Oak Lawn Plan integrates transit with maximum traffic flow by:

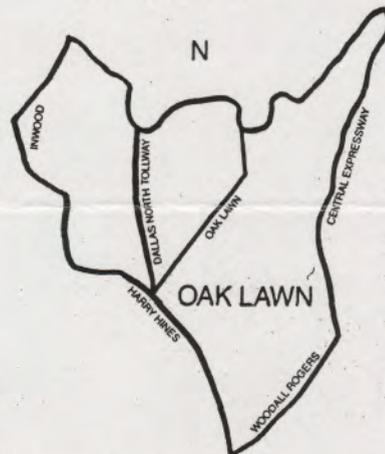
1. Development of DART service on major Oak Lawn thoroughfares.
2. Development of private transit within Oak Lawn.
3. Installation of computerized signalization to achieve maximum traffic flow.
4. Maximizing the capacity of the existing street configuration, pavement width and right of way with improvements to specific locations.
5. Providing convenient and protected pedestrian walks.

6. Providing bicycle lanes.
7. Protecting neighborhoods from commercial traffic with diverters.

GREEN SPACE

To enhance the vital green character of Oak Lawn, the plan requires:

1. Trees lining all the streets separating pedestrian walks from cars.
2. Landscaped areas in front yards free from cars.
3. Encourages parking behind buildings and underground.



SUPPORT THE OAK LAWN PLAN

The Oak Lawn Plan has been hammered out by residents, commercial interests and The City of Dallas, bringing unity out of diversity, as the way to build a dynamic Oak Lawn that is fair to all.

Your support for the plan will be support for the orderly development of Oak Lawn.



Oak Lawn Forum