

# **D11** Sub-Area Masterplan

**Conceptual Vision**

**Open House**  
**August 2, 2022**

# Vision

Residents envision a safe 635 Corridor with residential communities that have easy access to local destinations such as restaurants, retail, municipal services and commercial office space, connected by walkable trailways, greenbelts and public parks that preserve the residential character of the community.

# Community Engagement

An inclusive, transparent and community building approach remained the focus of engagement efforts throughout this study.

**19** 1-on-1 meetings with each Steering Committee member

**05** Steering Committee meetings & kick-off meeting

**01** Site tour

**06** Weekly newsletters

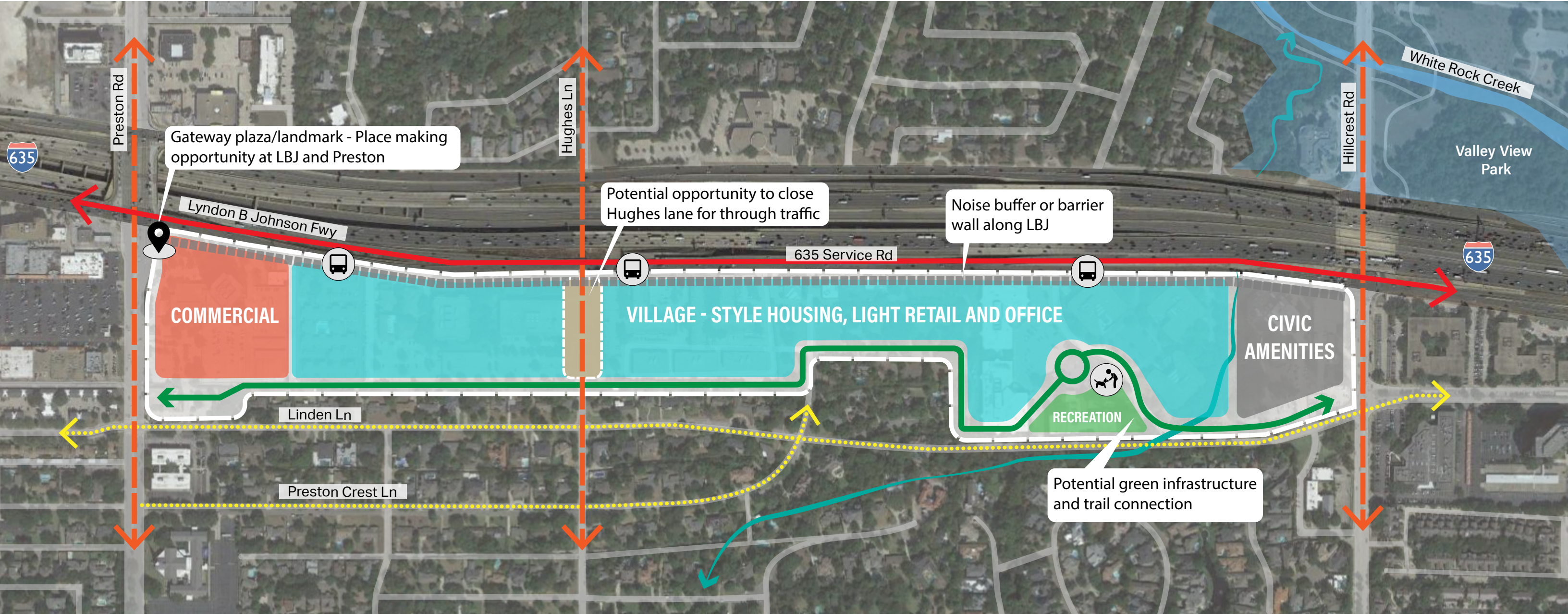
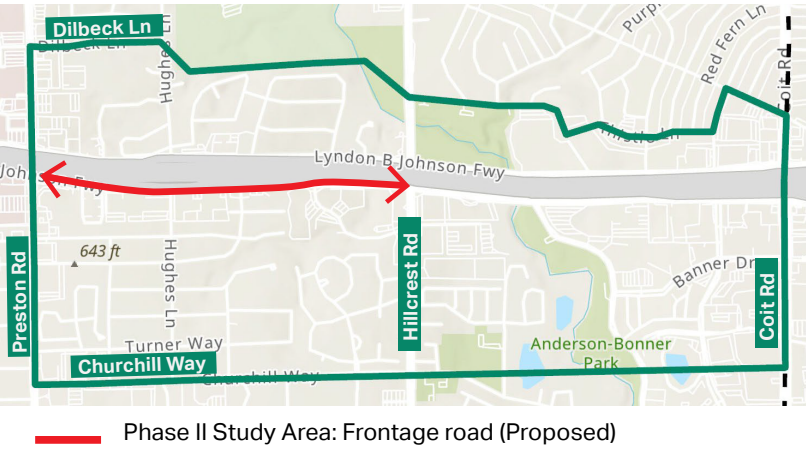
## **08 Vision meetings**

**02** Community-wide meeting

**06** neighborhood-specific

In total, **~315 individuals** participated in these events.

# Conceptual Vision For The Frontage Road



**Legend**

635 Service Rd

Minor Roads

Lanes

Green Connectivity

Stream - Possible trail connection

Noise buffer

White Rock Creek

Base floodplain elevation

D11 Sub-Area Conceptual Master Plan

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Precedents Of Place Types

# Village Style Housing

Provide home ownership opportunities for young families and seniors looking to downsize. Retain the sub-urban character of the community with low density development.



Row Homes



Row Homes



Town Homes



Single family homes



Assisted Living



Assisted Living

Precedents Of Place Types

# Office

Provide high-quality neighborhood office spaces along the frontage road.



Neighborhood Offices



Clinics



Neighborhood Offices



Neighborhood Offices



Medical Offices

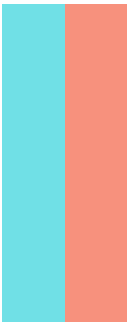


Dental Offices

Precedents Of Place Types

# Commercial / Retail

Provide community-serving amenities that anchor the area’s family-oriented charm and are located within walking distance for local residents.



Mom and Pop Stores



Restaurants



Dance Studios



Outdoor Dining Areas



Cafe



Community Gathering

Precedents Of Place Types

# Civic Amenities

Retain the existing civic uses and enhance it by adding additional civic amenities that can serve the community.



Police Station



Fire Station



Dallas County North Dallas Government Center



Dallas County North Dallas Government Center

Precedents Of Place Types

# Recreation/ Greenspace

Provide outdoor community recreation spaces that can also serve as green infrastructure that reduces impact of floods.



Vegetable Garden



Splash Pool



Informal Seating Spaces



Walkways



Outdoor workout space



Pocket park

Precedents Of Place Types

# Green Connectivity

When redevelopment opportunities arise, neighborhood organizations can work with developers to build out a continuous trailway or greenbelt system that serves the entire community.

