

DHL Supports Use of Chapter XIII for the Oak Cliff Gateway

January 17, 2012



DHL stands with its member organizations within the study area, the Old Oak Cliff Conservation League, the Kidd Springs Neighborhood Association, and the East Kessler Neighborhood Association, in supporting the use of Chapter 51, Article XIII of the city's development in its entirety for the Oak Cliff Gateway study area (a roughly 800-acre area in northeast Oak Cliff). We are in agreement in regards to supporting the use of form-based zoning for the Gateway. However, the proposal currently being developed by the Oak Cliff Gateway Steering Committee does not include significant neighborhood protections that would buffer adjacent single-family homes from taller mixed-use buildings, nor does it include true form-based requirements that would govern the design of new buildings. Without these significant criteria, there are no guarantees that what is constructed will be pedestrian-oriented and in harmony with the surrounding neighborhoods. Article XII was created through a long process of negotiation and compromise amongst a diverse coalition representing neighborhoods, developers, realtors, and city staff. Only by using Article XII in its entirety will the interests of all parties involved in such an impactful redevelopment project be represented fairly.