Oak Gateway Area Plan
DRAFT Implementation Strategy

This implementation strategy provides the vision, goals and priority recommendations for the entire planning area, as well as specific visions, goals and recommendations for each three (3) sub-areas. The implementation strategy lists the priority recommendations; the recommended implementation timing for the recommendations (short-, medium-, or long-term); the implementing agency; the cost (where available) and which projects are catalyst projects. Catalyst projects are the highest priority projects that will stimulate additional private improvements in the area.

The recommended implementation timing refers to the following time frame:

- Short Term: 0 to less than 3 years
- Medium Term: 3 to less than 5 years
- Long Term: 5 or more years

Goals and recommendations are provided for each sub-area and include the following topics: Land Use, Community Design, Mobility, Parking, and Services.

Area 1 Vision: A stable, walkable neighborhood in which to live, work, and play, a place in which the area's historic character is celebrated and preserved while allowing opportunities for revitalization that are contextually compatible in use, scale, and design.

Area 1 Land Use Goals

	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA1-LU1: Protect existing Historic Districts and identify potential new Historic Districts in the area.					
a.	Expand existing local Historic Districts in areas that share similar historic context.	Medium			
b.	Establish National Register Districts in the area.	Short			
c.	Protect the unique characteristics of existing neighborhoods and structures through the establishment of Historic Districts or Special Purpose Overlay Districts. *(See map of potential district boundaries)*	Short			
d.	Developments that rent-by-the-bedroom is not a multi-family dwelling use and should be identified as a separate land use. Additional rent-by-the-bedroom developments should not be allowed in Sub-area #1. *(See map of sub-area boundaries)*	Short			
e.	Adopt Special Purpose Overlay Districts to ensure that multi-family dwelling uses are compatible with the existing neighborhood and structures. Overlay districts should have design standards that include minimum lot dimensions, minimum setbacks, maximum height, maximum lot coverage, screening and buffering, and parking requirements.	Short			
AREA1-LU2: Create more businesses along Scripture Street (between Gober Street and Ponder Avenue) that are walkable and in scale with the area.					

	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
a.	Authorize zoning that require land uses that are pedestrian scale, walkable, mixed use and allows for neighborhood services.	Short (DDC Update)			
b.	Create an Overlay District for the Scripture Street area that promotes walkability and ensures revitalization and reinvestment projects are in scale with the area through a Form Based Code format. *(See map of overlay district boundaries)*	Short			Yes
c.	Incentivize and encourage mixed-use development with neighborhood serving uses located along Scripture Street (between Gober Street and Ponder Avenue) with nonresidential uses located on the ground floor.	Ongoing			
AREA1-LU3: Create more businesses along Oak/Hickory Street that are walkable and in scale with the area.					
a.	Authorize zoning that require land uses that are pedestrian scale, walkable, mixed use and allows for neighborhood services.	Short (DDC Update)			
b.	Create an Overlay District for the Oak/Hickory Street area that promotes walkability and ensures revitalization and reinvestment projects are in scale with the area through a Form Based Code format. *(See map of overlay district boundaries)*	Short			Yes
c.	Incentivize and encourage mixed-use development with neighborhood serving uses located along Oak and Hickory Street (between Bonnie Brae Street to Welch Street) with nonresidential uses located on the ground floor.	Ongoing			

Area 1 Community Design Goals

	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA1-CD1: Protect neighborhoods by ensuring revitalization and reinvestment projects are compatible with the surrounding area, in terms of average height, setbacks, buffer, aesthetics and intensity.					
a.	Establish zoning that integrates appropriate transitions between new and existing structures into site and building design for revitalization and reinvestment projects.	Short (DDC Update)			
b.	Create a gradual transition in height and density between commercial and residential uses, and between residential uses of differing intensity or scale.	Short (DDC Update)			
c.	Ensure city zoning standards allow for desired projects; modify zoning where needed to encourage revitalization and reinvestment.	Ongoing (DDC Update)			
AREA1-CD2: Maintain attractive neighborhoods and streets with street trees and streetscape amenities that welcome and provide shade for residents and visitors.					
a.	Invest in streetscape improvements that retains existing trees in creation of a unified pedestrian environment.	Medium			
b.	Create guidelines for street trees that includes recommendations for size, placement, a palette of appropriate climate-adapted	Medium			

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
	native urban trees and plants, and procedures for ongoing maintenance.				
c.	Require windows, doors and entrances on street-facing facades.	Short (DDC Update)			
d.	Create Special Purpose Overlay Districts with landscape standards for revitalization and reinvestment projects. *(See map of potential district boundaries)*	Short			
e.	Make improvements to existing parks and identify new parks opportunities, such as the UNT property on Bradley Street, the future decommissioned DME property on the northwest corner of Bonnie Brae and Hickory Street, and pocket parks. *(See visualizations)*	Ongoing	UNT DME		Yes

Area 1 Mobility Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA1-M1: Provide safe and accessible sidewalks and crosswalks to serve the needs of residents and businesses.					
a.	Identify gaps and install sidewalks where needed.	Medium			
b.	Identify "priority pedestrian routes" that connect walkable key corridors to major destinations such as key intersections, parks and trails, major commercial developments, and UNT. Prioritize sidewalk and streetscape improvements along these priority pedestrian routes.	Medium			
c.	Install mid-block crosswalk on Oak Street between Welch and Fry Streets.	Short			
d.	Make crosswalks more visible. Evaluate raised crosswalks along local and residential streets. Refer to City's Mobility Plan for street classifications in the area.	Medium			
e.	Review street conditions around Calhoun Middle School and apply traffic calming devices when applicable. Refer to the City's Traffic Calming procedures.	Medium	DISD		
AREA1-M2: Improve mobility in the area.					
a.	Add a left-turn signal light at Oak and Fry Streets (northbound).	Short			
b.	Add traffic signal light at Oak and Welch Streets.	Short			
c.	Convert Welch to a one-way street (southbound) between Oak and Hickory Streets.	Medium			
d.	Create a contiguous bike lane along Hickory Street.	Ongoing			
e.	Develop a street cross-section for Hickory Street between Avenue B and Welch Streets with the following improvements: • Provide parallel parking on both sides of the street,	Ongoing			

	• Provide signs and paint markers that signify a share-the-road bike travel lane, • Reduce the maximum vehicle speed limit to 20 miles per hour (mph), • Extend curbs out at the corners of the intersections, • Remove pedestrian obstacles from the rights-of-way, • Relocate overhead utilities under-ground, • Add visible, textured crosswalks at the intersections, and • Add signage, pedestrian-scale lighting, street furniture and street trees signifying that you have entered a pedestrian environment.				
**AREA1-M3: Improve traffic signal operations in the area in terms of street light timing for vehicles and pedestrians.**
a.	Welch and Hickory	Short			

Area 1 Parking Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
**AREA1-P1: Implement a comprehensive strategic parking action plan for the area.**
a.	Create a Parking Benefit District on Oak/Hickory/Fry Streets. *(See district boundary map.)* Evaluate costs/benefits of parking enforcement provided by the District vs enforcement by the Police Department.	Short			Yes
b.	Identify parking spaces and non-parking areas with paint markings.	Short			Yes
c.	Work with Police Department to enforce current parking regulations.	Ongoing	Police		

Area 1 Services Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
**AREA1-S1: Develop a Visibility Marketing Program that will attract economic development to the area.**
a.	Work with Economic Development to create a Visibility Marketing Project as part of the proposed the Cultural District.	Medium	Economic Dept.		
**AREA1-S2: Create business incentives to attract and retain businesses in the area (Hickory and Scripture Street)**
a.	Establish parking incentives, allowing bike racks to reduce parking requirements.	Ongoing			
b.	Establish property tax incentives for properties that meet and exceed the vision of the area.	Medium			
c.	Support revitalization and reinvestment that builds upon Hickory's continuous wall of storefronts, provide housing and employment, and support a civic gathering space. *(See visualizations)*	Ongoing (DDC Update)			

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
d.	Perform a zoning and permitting audit to identify any potential barriers to desired economic development and business retention.	Short (DDC Update)			
e.	Identify target neighborhood-serving businesses (such as a neighborhood-scaled grocery store) and work with Economic Development to recruit these businesses.	Ongoing	Economic Dept.		

Area 2 Vision: An area that has housing that is affordable for low- to moderate-income families and students, with livable neighborhoods that includes improved community services, multi-modal infrastructure, and quality green spaces designed to encourage community cohesiveness.

Area 2 Land Use Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA2-LU1: Support existing housing in the area.					
a.	Increase use of the property but not density (increase allowable maximum height, while at the same time increasing the minimum landscape requirements). The idea is to enhance quality revitalization and reinvestment while retaining the same density.	Short (DDC Update)			
b.	Revitalize existing multi-family developments and retain affordability through incentives.	Medium			
AREA2-LU2: Identify and prioritize neighborhood revitalization and reinvestment needs and opportunities.					
a.	Identify and inventory existing substandard housing units.	Medium			
b.	Encourage collaboration of nonprofit maintenance and rehabilitation programs and continue to coordinate such services with city-funded programs to maximize the efficiency and visible impact of such efforts.	Medium			
c.	Remove barriers to revitalization and reinvestment and compatible infill construction and encourage reinvestment in aging housing units and non-residential areas to help improve the quality of life.	Ongoing (DDC Update)			

Area 2 Community Design Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA2-CD1: Include multi-modal infrastructure along Bonnie Brae.					
a.	As part of the Bonnie Brae widening project, incorporate streetscape amenities and walkability improvements (wider sidewalks, street trees, street furniture, pedestrian scale lighting, linear parks, public art, etc.) along Bonnie Brae.	Short			
b.	Provide protected/buffered bike lanes along Bonnie Brae.	Short			
c.	Evaluate options to create a neighborhood shared bikeway that offers a low-stress parallel route as an alternative to the major thoroughfare.	Medium			
AREA2-CD2: Increase Open Space in the area.					

a.	As part of the Bonnie Brae widening project, create linear parks along Bonnie Brae that include open space areas for sitting, walking and biking.	Medium			
b.	Create and expand open space on city-owned properties. This should include any excess properties purchased as part of the Bonnie Brae widening project and the future decommissioned DME property on the northwest corner of Bonnie Brae and Hickory Street. *(See visualizations)*	Ongoing	DME		Yes
c.	Encourage and incentivize privately-owned open space incorporated into revitalization and reinvestment projects.	Ongoing			

Area 2 Mobility Design Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA2-M1: Improve pedestrian and bicycle circulation in the area.					
a.	Update the Bike Plan using existing traffic issues, existing conditions, and proposed projects.	Medium			
b.	Create more pedestrian linkages by incorporating UNT's existing and proposed pedestrian networks through the area.	Ongoing			
c.	Enhance and create protected pedestrian walkways and bicycle lanes for safe travel along Bonnie Brae from the UNT Transit Hub/Parking at Fouts Field area to Rayzor Ranch.	Short			
d.	Develop a map of priority pedestrian routes to focus resources and promote these pedestrian routes.	Medium			
AREA2-M2: Create more access and connectivity to major destinations that are walkable and incorporate public art.					
a.	Create protected pedestrian and bicycle linkages to McKenna Park, Rayzor Ranch, UNT Transit Hub, and commercial businesses in the area.	Medium / Long			
b.	Create safety improvements for pedestrians and bicyclists to cross Bonnie Brae, Carroll Boulevard and Fort Worth Drive.	Short			
c.	Identify and fund new street investments to improve connectivity and provide alternate routes.	Ongoing			
d.	Work with the City's Public Art Committee to bring public art to major destinations and along key corridors.	Medium			
AREA2-M3: Increase ridership and improve transit in the area.					
a.	Work with DCTA to conduct a ridership survey in the Oak Gateway area to better understand travel patterns and barriers to transit ridership and develop strategies that directly address most common barriers.	Medium	DCTA		
b.	Work with DCTA to add more bus shelters and provide more shuttle options.	Medium	DCTA		
c.	Include bus turnouts along Bonnie Brae as part of the widening project.	Short	DCTA		
d.	Coordinate land use and transportation planning to ensure that revitalization and reinvestment projects are easily accessible to	Ongoing	DCTA		

	multiple transportation options, including walking, bicycling, and public transportation.				

Area 2 Parking Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
**AREA2-P1: Implement a comprehensive strategic parking action plan for the area.**
a.	Identify parking spaces and non-parking areas with paint markings.	Short			Yes
b.	Work with Police Department to enforce parking regulations.	Ongoing	Police		

Area 2 Service Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
**AREA2-S1: Revitalize and reinvest in the area through established incentives.**
a.	Encourage and incentivize revitalization and reinvestment projects that increase housing that is affordable.	Ongoing			
b.	Revitalize aging commercial areas and incentivize neighborhood serving businesses such as grocery stores and personal services. *(See map of key corridors and intersections.)*	Ongoing			
c.	Work with property owners to revitalize the area.	Ongoing			
**AREA2-S2: Improve the visual and perceived image of the area.**
a.	Add more street trees in the area.	Medium	Parks		
b.	Replace existing trees and landscaping in the area.	Medium			
c.	Work with the Police Department to increase Police presence in the area.	Short	Police		
d.	Develop community policing – identify volunteer candidates who live in the area.	Medium	Police		
e.	Work with the City's Public Art Committee to bring murals and other forms of public art to the area.	Medium	Parks		

Area 3 Vision: An area that preserves and revitalizes the mixed-use neighborhood for families and students, that preserves and builds upon the existing housing options, and that incorporates above-ground utilities, existing green spaces, established canopy, and an inter-modal infrastructure.

Area 3 Land Use Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
**AREA3-LU1: Protect existing single-family dwelling units in the area.**
a.	Approve appropriate Zoning Districts that protect established single-family neighborhoods.	Short (DDC Update)			
b.	Approve appropriate Zoning Districts that allow increased diversity of housing types so long as they visually fit with the established neighborhood scale. These could include townhomes, duplexes, triplexes, accessory dwelling units, cottage homes, courtyard homes, and patio homes.	Short (DDC Update)			

c.	Designate the Collins area as an Overlay District (Fannin/Avenue A/Greenlee/Bernard). *(See map of potential district boundaries)*	Short			Yes
d.	Designate the Sycamore area as a Historic Conservation District (Mulberry/Bernard/Prairie/Carroll). *(See map of potential district boundaries)*	Short			Yes
AREA3-LU2: Support existing housing in the area.					
a.	Identify options and incentives for home improvement and maintenance programs for homeowners and rental property owners.	Short			
b.	Partner with non-profit organizations to provide financial incentives to promote affordability and spur revitalization, reinvestment, rehab, or creative reuse of older buildings.	Ongoing			
c.	Provide financial support to existing homeowners in need of assistance to remain in their homes – such as emergency repair grants, emergency rent assistance, grants or low-cost loans for rehabilitation and repairs.	Medium			
d.	Provide financial assistance to first-time homebuyers looking to locate in the area through local, state and federal programs.	Medium			
e.	Develop public-private partnerships to explore alternative funding sources for low interest home improvement loans or grants to existing low- to moderate-income homeowners to help them maintain or upgrade their homes.	Medium			
AREA3-LU3: Maintain the single-family dwelling and multi-family dwelling balance in the area.					
a.	Approve appropriate Zoning Districts that allow integrated neighborhoods and ensure new units are visually compatible in scale and character of the majority of the area.	Short (DDC Update)			
b.	Approve appropriate Zoning Districts that require smaller-scale ownership housing such as accessory dwelling units on single-family lots, townhomes, duplexes, triplexes, cottage homes, courtyard homes, and patio homes.	Short (DDC Update)			
AREA3-LU4: Create more businesses along Eagle Drive area that are walkable and in scale with the area.					
a.	Authorize zoning that allows land uses that are pedestrian scale, walkable, mixed use and allows for neighborhood services.	Short (DDC Update)			
b.	Create an Overlay District for the Eagle Drive area that promotes walkability and ensures revitalization and reinvestment projects are in scale with the area through a Form Based Code format. *(See map of overlay district boundaries)*	Medium			
c.	Incentivize and encourage mixed-use development with neighborhood services located along Eagle Drive with non-residential uses located on the ground floor.	Ongoing			

Area 3 Community Design Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA3-CD1: Return to a sense of community.					

#		Recommendation	TIMING	AGENCY	COST	CATALYST PROJECT
a.		Create new community open spaces and gathering places that serve all residents (homeowners, renters, children and the student population).	Ongoing			
b.		Encourage neighborhood services, such as small-scale retail establishments and restaurants.	Ongoing			
c.		Build a community center in the area.	Long			
d.		Engage all Oak Gateway residents including homeowners, renters and the student population to identify their preferences about what types of community services and facilities are top priorities.	Short			
AREA3-CD2: Preserve the character of the area.						
a.		Encourage compatible infill development of vacant lots with structures that are similar in scale and character of the majority of the area.	Ongoing			
b.		Encourage revitalization, reinvestment, rehab, or creative reuse of older buildings to bring uses that serve community needs.	Ongoing			
c.		Redevelop Eagle Drive from Carroll Boulevard to North Texas to be more sustainable and walkable.	Medium			
d.		Preserve existing trees in the sub-area	Ongoing			

Area 3 Mobility Goals

#		RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA3-M1: Create gateways into the area.						
a.		Enhance gateway areas with landscaping, lighting, and entry signage. o McCormick/Avenue A (utilizing the Fire Station as a key gateway/landmark) o Bernard Street/I-35	Medium			
b.		Identify connection points to areas south of I-35 and fund accessibility improvements such as sidewalk improvements, bike facilities, lighting and other safety considerations.	Medium/ Long			
AREA3-M2: Improve traffic signal operations in the area in terms of street light timing for vehicles and pedestrians.						
a.		Fort Worth and Collins	Short			
AREA3-M3: Improve traffic safety in the area.						
a.		Expand two-way stop at Bernard and Collins to a four-way stop.	Short			Yes
b.		Coordinate land use and transportation planning to ensure that revitalization and reinvestment projects are easily accessible to multiple transportation options, including walking, bicycling, and public transportation.	Ongoing	DCTA		
AREA3-M4: Improve pedestrian safety and circulation in the area.						
a.		Enhance streetscape amenities and provide walkability improvements (wider sidewalks, street trees, street furniture, pedestrian scale lighting, linear parks, etc.) along Eagle, Bernard, Collins, and Avenue C.	Medium/ Long			
b.		Make crosswalks more visible and prominent along Eagle Drive.	Short			

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
c.	Consider one-way or rotational parking on Bernard between Eagle and I-35.	Medium			
d.	Identify priority pedestrian routes in the area.	Short			
e.	Add or enhance sidewalks and lighting in the area, with priority for improvements to pedestrian routes.	Medium			

Area 3 Parking Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA3-P1: Improve parking in the area.					
a.	Encourage use of shared parking facilities.	Ongoing			
b.	Where applicable, consider no parking on one side with parking allowed on the side where predominantly single-family dwelling units are located.	Short			
c.	Identify parking spaces and non-parking areas with paint markings.	Short			Yes
d.	Work with Police Department to enforce parking regulations.	Ongoing	Police		

Area 3 Services Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA3-S1: Create more neighborhood services.					
a.	Approve appropriate Zoning Districts along major corridors that allow neighborhood-service land uses.	Short (DDC Update)			
b.	Encourage and incentivize revitalization and reinvestment projects that increase neighborhood services.	Ongoing			
c.	Create an infill revitalization and reinvestment policy and toolkit and provide several permit-ready building types for neighborhood service projects compatible with the neighborhood.	Medium			

Area Plan Vision: An area that preserves and revitalizes the mixed-use neighborhoods for families and students, that A stable, walkable area in which to live, work, and play, where existing neighborhoods are protected and enhanced, and revitalization and reinvestment projects are compatible in use, scale, and design.

Area Plan Land Use Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREAPLAN-LU1: Protect established neighborhoods and enhance neighborhood character.					
a.	Approve zoning districts that are compatible with established neighborhoods.	Short (DDC Update)			
b.	Review development applications for compatibility with the character of established neighborhoods in terms of general housing type, height, appearance and density.	Ongoing			
c.	Promote the unique characteristics of existing neighborhoods through the establishment of Special Purpose Overlay Districts. *(See map of potential overlay district boundaries)*	Short/ Medium			
d.	Encourage revitalization and reinvestment projects to be appropriate to the context of its location in density, massing, intensity and size, particularly when adjacent to established residential areas and historic districts.	Ongoing			
e.	Promote compatibility between differing uses by encouraging design techniques and development standards that minimize negative impacts between these uses.	Ongoing			
f.	Encourage the conversion of existing rental units to owner-occupied housing to help stabilize existing neighborhoods.	Ongoing			
g.	Proactively address Code Enforcement issues.	Short			
AREAPLAN- LU2: Promote economic development in strategic locations, along key corridors and major intersections.					
a.	Approve zoning that allows compatible economic development in strategic locations.	Ongoing (DDC Update)			
b.	Encourage neighborhood-serving office, retail, or other non-residential uses in residential community areas, primarily along key corridors and at major intersections.	Ongoing			
AREAPLAN- LU3: Support a diverse land use pattern, creating opportunities for mixed use within strategic locations for people to live, work, and socialize.					
a.	Approve zoning that allows compatible economic development in strategic locations.	Ongoing (DDC Update)			
b.	Approve revitalization and reinvestment projects that are consistent with and enhance existing development.	Ongoing			
c.	Provide for a variety housing types and densities.	Short			
d.	Where possible require multifamily development to be incorporated into mixed use development.	Ongoing			

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
e.	Locate new multifamily development only in areas that support a mix of complementary uses and have a well-connected pedestrian network.	Ongoing (DDC Update)			
f.	Encourage economically sustainable, unique and accessible commercial development.	Ongoing			
g.	Encourage mixed-use development.	Ongoing (DDC Update)			

Area Plan Community Design Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREAPLAN-CD1: Improve streets that enhance the community's image through streetscape improvements along major road corridors that welcome residents and visitors.					
a.	Work with Solid Waste to develop solutions that will relocate and screen dumpsters.	Short	Solid Waste		
b.	Establish and enhance key gateways into the area. *(See gateway map)*	Medium/ Long			
c.	Improve neighborhood lighting throughout the area.	Short	DME		
AREAPLAN-CD2: Create an integrated system of parks, trails, and open space within walking and biking distance for residents.					
a.	Create neighborhood park and community amenities of varied scale and character, and provide diverse, healthy recreational opportunities for area residents and visitors.	Ongoing	Parks		
b.	Establish connectivity between parks, facilities and greenways so that they are accessible by pedestrians, bicycles and adjacent neighborhoods.	Medium			

Area Plan Mobility Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREAPLAN-M1: Improve linkages between Sub-areas and other distinct destinations.					
a.	Provide mobility improvements to expand the public realm such as sidewalks, bike lanes, pedestrian scaled lighting, street trees and other pedestrian amenities by considering more one-way streets, reducing number of travel lanes, and narrowing travel lanes.	Ongoing			
b.	Repair and enhance existing sidewalks and install sidewalks where there are gaps in the area.	Ongoing			
c.	Enhance and create bike facilities and connections in the area.	Short			
d.	Repair existing street lights and install street lights where lighting is needed in the area.	Ongoing	DME		Yes
e.	Add more street trees along the public realm.	Short/ Ongoing			
f.	Add wayfinding signage to provide direction for residents and visitors.	Medium/ Long			
AREAPLAN-M2: Continue coordination between the neighborhoods, UNT, and the City to identify and develop multiple ways to safely move through and around the area.					

a.	Review street conditions and apply traffic calming devices when applicable. Refer to the City's Traffic Calming procedures.	Ongoing			
b.	Limit on-street parking in neighborhoods adjacent to the UNT campus to increase more multi-modal opportunities.	Short			
c.	Maintain flexible curb space for short-term parking, deliveries, pick-up/drop-off, transit, and bicycle facilities.	Short			
d.	Ensure that safe, accessible and direct routes (sidewalks, pathways, adequate signage) are available for schoolchildren and their parents.	Ongoing			
AREAPLAN-M3: Reduce congestion and expand transportation options.					
a.	Review street conditions and apply context sensitive solutions when applicable. Refer to Transportation Criteria Manual (pages 5 through 8).	Ongoing			
b.	Improve intersection operations at stop-controlled and signalized intersections in the area.	Ongoing			
c.	Reduce sidewalks gaps on all functionally classified roadways.	Ongoing			
d.	Create transit stops that are easily accessible by pedestrians and bicyclists.	Medium	DCTA		

Area Plan Parking Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREA PLAN-P1: Develop a comprehensive strategic parking action plan based on community input.					
a.	Conduct existing supply/demand analysis for public and private parking in study area.	Short			
b.	Conduct an occupancy analysis of existing parking to determine current usage patterns.	Short			
c.	Identify shared-parking opportunities in study area.	Short			
d.	Determine quantity of new parking (on-street or off-street) necessary to serve existing and future projects.	Short			
e.	Collaborate with property owners, business operators, UNT, and residents to determine desired context of parking in study area.	Ongoing			
AREAPLAN-P2: Implement a comprehensive strategic parking action plan based on community input.					
a.	Create a Parking Benefit Districts (also known as Parking Management Authority) to help fund streetscape improvements. ☐ Oak/Hickory Street (between Bonnie Brae Street and Welch Street) ☐ Scripture Street (between Gober Street and Ponder Avenue) ☐ Eagle Drive (between Avenue C to Cleveland Street)	Short/ Medium			
b.	Determine locations for short-term public/private parking lots in areas with high retail activity.	Short / Medium			
c.	With residents, explore and consider residential districts that may be suitable for visitor parking tag requirements (evaluated block-by-block).	Short			Yes
d.	Identify parking spaces and non-parking areas with paint markings.	Short			Yes

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
e.	Re-evaluate parking enforcement strategy and work with Police Department to enforce parking regulations.	Short	Police		
f.	Re-evaluate parking requirements for: ☐ revitalization and reinvestment projects ☐ businesses, to provide on-site parking within Parking Benefit District designations and specific land use type	Short			
AREAPLAN-P3: Promote new parking facility designs that support mixed-use developments.					
a.	Develop design criteria for surface and/or structured parking facilities.	Medium			

Area Plan Services Goals

#	RECOMMENDATION	TIMING	AGENCY	COST	CATALYST PROJECT
AREAPLAN-S1: Create comprehensive funding mechanisms to fund public improvements for the Area Plan.					
a.	Explore and consider Tax Increment Finance (TIF) District(s) to fund public improvements along major corridors and at key intersections.	Medium			
b.	Apply for federal, state and local grants.	Ongoing			
c.	Explore and consider opportunities to create a Public Improvement District (PID) or Business Improvement District (BID) to fund amenities and enhanced public improvements along key corridors and at key intersections.	Medium			
AREAPLAN-S2: Continue coordination between the neighborhood, UNT, and the City to identify and enhanced neighborhood services to serve the area.					
a.	Encourage Neighborhood Groups to participate in implementation of the Oak Gateway Area Plan recommendations.	Short			Yes
b.	Schedule quarterly meetings with the Neighborhood Group, UNT, and the City.	Ongoing	UNT		
c.	Facilitate communication between neighborhood associations, other organized groups, UNT, and the City to expand public involvement and provide easy access to information for all residents.	Ongoing	UNT		
AREAPLAN-S3: Further coordination between property owners, business owners, and the City.					
a.	Create public/private partnerships with property and business owners.	Ongoing			
b.	Continue to hold regular meetings with UNT Systems, Planning and Facilities to coordinate and provide input regarding City of Denton and campus projects.	Ongoing	UNT		
AREAPLAN-S4: Improve the area's image and enhance neighborhoods using codes, regulations, programs, and enforcement.					
a.	Encourage compatible building height, scale, design and character in all revitalization and reinvestment projects.	Ongoing (DDC Update)			
b.	Create a sense of place by encouraging revitalization and reinvestment of buildings, structures and landscapes that are compatible with the character and scale of their setting.	Ongoing			

AREAPLAN-S5: Provide a wide range of high quality and affordable housing options.					
a.	Encourage compatible adaptive reuse of buildings to help achieve a diverse housing mix. Create revitalization and reinvestment incentives for compatible adaptive reuse of existing structures.	Ongoing			
b.	Encourage compatible infill housing on vacant lots in existing neighborhoods through assistance with acquisition, pre-development, revitalization, reinvestment and home buyer subsidies.	Medium			
c.	Allow diverse housing types that enable a high quality of life for all ages and income levels.	Short (DDC Update)			
AREAPLAN-S6: Create facilities and programs that serve the study area's neighborhoods and residents.					
a.	Encourage revitalization and reinvestment of neighborhood services so that neighborhoods have access to neighborhood-scale commercial services, parks, cultural areas, recreational open spaces, libraries and schools.	Ongoing			
b.	Enhance existing parks and create new parks throughout area.	Ongoing			