



FAIR PARK[®]

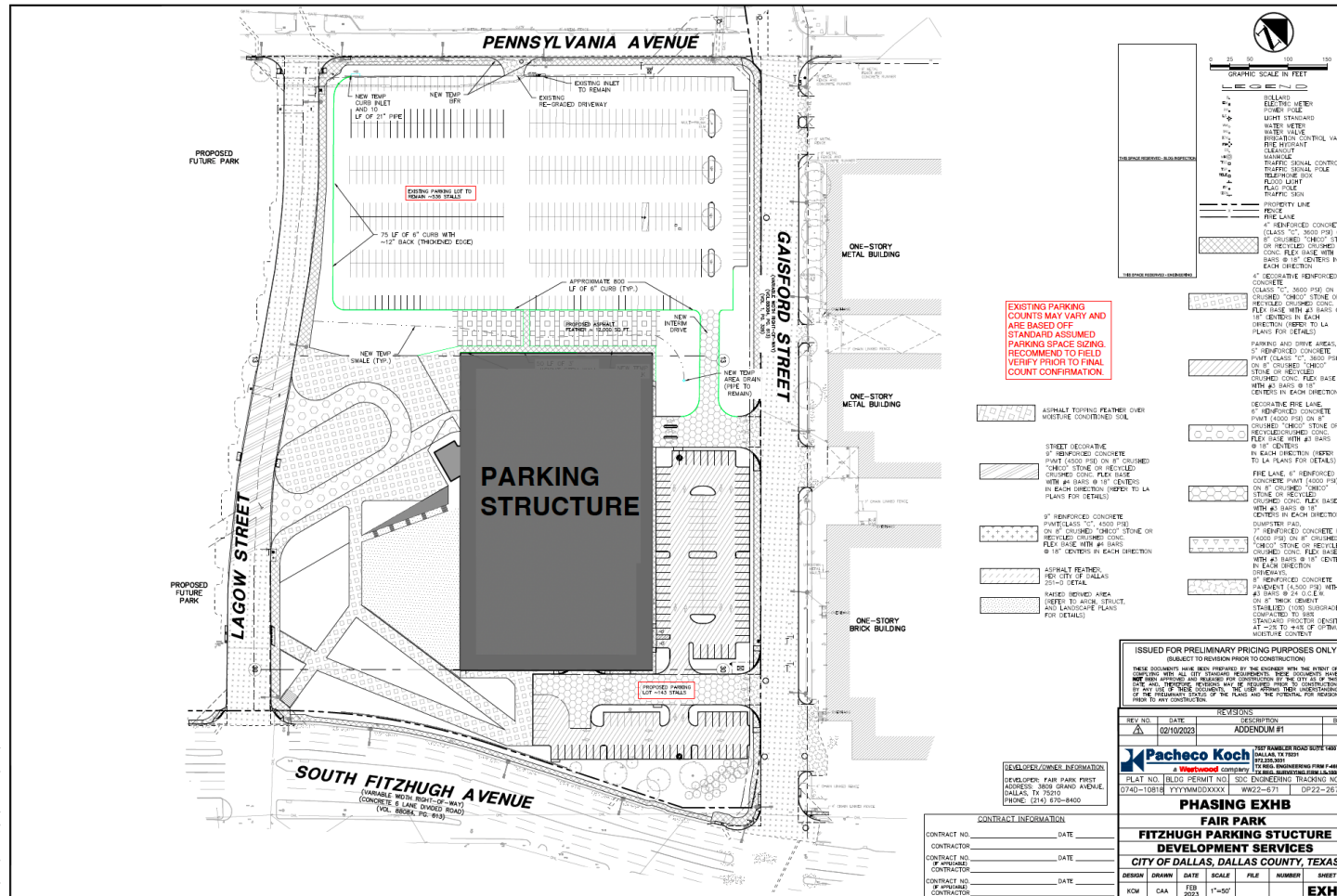
DALLAS

Proposed Zoning Change for New Parking Structure

Community Meeting

NEW PARKING STRUCTURE AT FAIR PARK

Parking Structure Site



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NEW PARKING STRUCTURE AT FAIR PARK

Purpose of New Parking Structure

The new Parking Structure will provide:

- Year-round parking for the new Community Park Complex
- Seasonal parking for the State Fair of Texas, Dos Equis Pavilion and other events

This zoning change will NOT change Fair Park's planned use (parking) or building design at this site.

NEW PARKING STRUCTURE AT FAIR PARK

Proposed Future Parking Structure and Community Park



NEW PARKING STRUCTURE AT FAIR PARK

Existing and Proposed Zoning

Existing Zoning

Community Retail (CR), Multifamily (MF-2A) and Neighborhood Services (NS(A))

- Allows a variety of uses including parking
- Maximum height of 54' - which **will not allow** elevator overruns or planned future amenities at the upper deck.
- Heights needed for Parking Structure – 57' 6" for garage elevator overrun

Proposed Zoning

Multiple Commercial District 1 (MC-1)

- Also allows a variety of uses, including parking
- Allows a maximum height of 70' - which allows the planned future amenities at the upper deck.
- Heights needed for Parking Structure – 57' 6" for garage elevator overrun

Note: Fair Park Dallas does not plan to provide any other uses or building on this site than the planned parking structure.

NEW PARKING STRUCTURE AT FAIR PARK

Impacts of Proposed Zoning

This proposed zoning change will allow:

- Similar uses as current zoning, allowing the parking structure
- Three (3) levels of parking, with elevator overrun and future amenities deck at upper level.
- Planned green space
- Improved traffic flow to the planned Parking Structure
- And removes the current, multiple zoning districts which exist at this site.

This zoning change will NOT change Fair Park's planned use (parking) or building design at this site.

NEW PARKING STRUCTURE AT FAIR PARK

Number of Parking Spaces

Current Existing Parking

3,283 Spaces

**New Garage will Decrease
Parking to**

2,133 Spaces

Note: *Parking at both sites, following completion of Community Park and Parking Structure, will be 1,100+ less *parking* than today.

NEW PARKING STRUCTURE AT FAIR PARK

Sharing Information of Proposed Zoning Change Request

Community Engagement

To increase awareness of the new parking structure and zoning change request:

- Community meetings and presentations in August to discuss the new garage and zoning
- Information shared across a variety of communication methods (online, digital, mail, print)
- Public Survey shared with community

COMMUNITY MEETINGS

With Local Neighbors

Informing about proposed zoning change request to local:

- Residents
- Businesses
- Groups
- Stakeholders

Fair Park invites you to **PARTICIPATE** in a **COMMUNITY MEETING**



AUG 24 6 p.m.	Juanita J Craft Recreation Center 4500 Spring Ave. Dallas, TX 75210	AUG 29 6:30 p.m.	South Dallas Cultural Center 3400 S Fitzhugh Ave. Dallas, TX 75210
AUG 30 6:30 p.m.	Virtual Zoom Meeting Use QR Code to register	AUG 31 7 p.m.	Jubilee Park & Community Center 907 Bank St. Dallas, TX 75223

Learn about the new parking structure, community park and proposed zoning change.



FAIR PARK
DALLAS

RSVP at fairparkfirst.org/futureplans

NEIGHBORHOOD SURVEY

Share Your Thoughts

Take short survey to share input about:

- Parking Structure
- Community Park
- Proposed Zoning Change

SHARE YOUR
IDEAS



Take the community survey to share your input on the new parking structure, community park and proposed zoning change.

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DALLAS



RSVP at fairparkfirst.org/futureplans

FUTURE PLANS FOR PARKING STRUCTURE



NEW COMMUNITY PARK

Putting the "Park" Back in Fair Park

A park and greenspace for local neighbors and communities:

- 14-acre Community Park
- Programming and activities for all ages
- At the intersection of South Fitzhugh Avenue and Lagow Street
- No cost (free) to visit Community Park with free dedicated parking
- Will be open and accessible during the State Fair of Texas

COMMUNITY PARK

Play Areas and Splash Pads for Children



COMMUNITY PARK

Programming and Activities for All Ages



PUBLIC SURVEY

Share Your Ideas for our new Cultural District



 **FAIR PARK FIRST**

Share Your Ideas for Our New Cultural District



FairParkDallas.com/culturaldistrictsurvey



FAIR  PARK

WHERE DALLAS COMES TO DISCOVER

QUESTIONS?

Contact: Anita Crethers | Community Engagement Manager
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www.fairparkfirst.org | www.fairparkdallas.com