

# Vision Illustration Policy Issues

## Questions for Discussion:

1. What policy role should the Vision Illustration play?
2. Should the Vision Illustration reflect site specific land uses?
3. Should the Vision Illustration be eliminated?

## Current language in the forwardDallas! Plan regarding role of the Vision Illustration:

The Vision Illustration provides a general guide for the City's future, rather than the static specifics of a traditional map. Development patterns that could accommodate the forecasted growth are depicted to indicate land use resources necessary to achieve a balanced, sustainable future Dallas. This vision illustration reflects strategies developed from extensive public input and detailed analysis.

The Forward Dallas! Vision Illustration is not a regulatory document or a statement of official City policy relating to specific sites. It is intended to be advisory and illustrative communicating the general direction of the Policy Plan. It describes a picture of what Dallas could look like if the objectives set forth in the Policy Plan and accompanying Implementation Plan are successfully carried out.

The Vision Illustration is not zoning. The City's current zoning map is largely the product of decades of independent decisions made without the benefit of a citywide comprehensive planning perspective. The Vision Illustration will be used as a guide for developing projects for the Implementation Plan and to consider in the development of detailed Area Plans.

The Vision Illustration is comprised of a series of Building Blocks that show general land use patterns. These Building Blocks, depicted by the map colors, are not zoning districts and are not intended to reflect future zoning districts. Instead they are generalized patterns without well defined boundaries that show where certain types and densities of development might logically occur. For instance, in the Urban Neighborhood Building Block, it would be possible to find existing neighborhoods of single-family homes, town homes, live/work units, mid-rise condominiums, neighborhood shops and services and mid-rise mixed-use development, all working together to create a vibrant, walkable community.