

CPC *forwardDallas!* Modifications Summary June 06, 2006

TOPIC	SECTION	CHANGE	SOURCE
Area Plans	Vision p. 2	Add: forwardDallas! builds from other plans such as The 1994 Dallas Plan, the 1987 City of Dallas Growth Policy Plan, the recently adopted Trinity River Plan, the Strategic Engagement Economic Development Plan and the many small area plans such as the Inside the Loop Plan, Arts District Plan, and the Fair Park Comprehensive Development Plan. These are incorporated into forwardDallas!, creating a cohesive citywide vision for the future. <u>A complete list of area plans is included as appendix of this document.</u>	Weiss
Area Plans	Land Use Plan, Goal 1.2, first paragraph	Add: These desired types and patterns of development are reflected in the Building Blocks used as guidelines in forwardDallas! The City should facilitate development that furthers economic, transportation and land use goals supported by Dallas residents. <u>In addition to the desired types and patterns of development, the desired location of development will be identified in the Area Plans.</u>	Buehler
Area Plans	Area Plan Addendum	Add: Mill Crossing Strategic Plan.	James Pratt
Community Participation/ Property Owner Participation	Neighborhood 7.1.19	Modify: 7.1.19 Establish community participation requirements for specific projects and programs. Existing policies, such as homeowner notification of pending zoning cases, [Delete "decisions"] bring people in only at the final stages of decision-making and the notification distance rarely includes all concerned citizens. This level of notification may be adequate for minor decisions, but <u>neighborhood-based Area</u>	DHL

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		Plans and other significant programs and issues should ensure broad local involvement as plans are developed.	
Community Participation/ Property Owner Participation	Neighborhood 7.1.61	Modify: 7.1.61 Establish a consistent framework and administrative procedure for <u>neighborhood-based Area Plans</u> . <u>Such plans should be developed through a stakeholder-owned consensus-building process with City staff serving as a technical resource and facilitator.</u>	DHL
Community Participation/ Property Owner Participation	Neighborhood 7.1.66	Delete first sentence and modify to read as: 7.1.66 Begin <u>neighborhood-based Area Plans</u> with an understanding and recognition of existing neighborhood attributes including <u>an inventory of historic and cultural assets.</u>	Preservation Dallas, DHL
Community Participation/ Property Owner Participation	Neighborhood 7.1.67	Modify: 7.1.67 Prepare implementation strategies for <u>neighborhood-based Area Plans</u> so these plans can be continuously monitored.	DHL
Community Participation/ Property Owner Participation	Implementation: Neighborhood-based Organization Programs	Modify to read as follows: NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS forwardDallas! found many residents have a stronger identification with their neighborhood than with the city as a whole and that they believe the stability, health and vitality of these neighborhoods is critical to Dallas' success. <u>Neighborhood-based organizations help residents achieve these important goals. Self-determination and empowerment of every neighborhood in Dallas is important to ensure citizen access and participation in City government. Working in partnership with citywide and regional neighborhood umbrella groups, the City will develop programs to enhance neighborhood groups' ability to improve</u>	DHL on behalf of numerous homeowner groups city-wide

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neighborhood quality of life, address neighborhood issues and solve neighborhood problems. [Omit remainder]

ANTICIPATED PRODUCTS

***Create and maintain a database of neighborhood organizations accessed via the Internet.** For organizations that choose to participate, the database will include boundaries, contact information and links to neighborhood organization websites where available. Identified boundaries for neighborhoods.

***Create and maintain a map of geographically identifiable community and business organizations.** Organizations can determine their boundaries and areas of interest. Overlapping boundaries will be identified -- in some cases, both a residential group and a business group may have an interest in the same geographic area. These will be mapped on the GIS system for easy identification by the public.

***A formalized system for neighborhood participation.** Neighborhoods will be encouraged to participate in City matters as registered neighborhood organizations. The City will provide educational materials and classes explaining City programs, current issues and information on how other cities deal with issues similar to those facing a particular neighborhood.

***Neighborhood planning program.** Define a consistent framework for a neighborhood small-area planning process to assist neighborhoods in creating long-range plans.

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		<p><u>Such plans will include standard elements such as neighborhood identity, land use, economic development, transportation, green space/open space, city service delivery and infrastructure needs in a stakeholder-owned consensus-building process.</u></p> <p>Measures for Success</p> <ul style="list-style-type: none"> • Numbers of neighborhood plans • Participation in neighborhood planning activities <p><u>*Percentage of identifiable neighborhood organizations voluntarily participating in City database, planning and neighborhood enhancement programs</u></p> <p>Lead Department/Agency</p> <ul style="list-style-type: none"> *Development Services *Housing Department <p>Stakeholders</p> <ul style="list-style-type: none"> <u>*Citywide and regional neighborhood organizations</u> *Neighborhood-based organizations *Residents <u>*Other City departments (police, code enforcement, parks & recreation, public works & transportation, etc.</u> 	
Community Participation/Property Owner Participation	2006-2007 Action Plan	<p>Modify first paragraph: Other plans and programs should remain in the Implementation Plan until the activity is feasible to undertake. <u>The City Council shall appoint an Advisory Committee, representative of development, retail, neighborhood, preservation, environmental and other relevant public interest groups, interested individuals, and representatives of relevant</u></p>	Weiss, Buehler, and developer, retail and homeowner repretatives

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		<p>city Commissions to work with staff and/or hired consultants on the Development Code Changes Program Plan, the Targeted Thoroughfare Plan Update and the refinement of the Area Planning Process. The following are the plans included in the Action Plan for 2006-2007:"</p>	
<p>Community Participation/ Property Owner Participation</p>	<p>2006-2007 Action Plan SIDEBAR, p. 1-2</p>	<p>Under SIDEBAR, ADD the following to the outline of the GENERIC AREA PLAN WORK PROGRAM:</p> <p style="padding-left: 40px;">Add to 1. Background: <u>e. Form Stakeholder Workgroup</u></p> <p style="padding-left: 40px;">Add to 4 Stakeholder Issues : <u>f. DISD</u></p> <p style="padding-left: 40px;">Add to 5. Work Program a section in parentheses to read as follows:</p> <p style="padding-left: 80px;"><u>5. Work Program (In partnership with Stakeholder Workgroup)</u></p> <p style="padding-left: 40px;">Revise 5. Work Program "Section d. Scenario development, analysis and conclusions" to read as follows:</p> <p style="padding-left: 80px;"><u>d. Scenario development</u> <u>i. Analysis</u> <u>ii. Final review and formal recommendation by</u> <u>Stakeholder Workgroup</u></p>	<p>Weiss, and many others</p>

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Environment	Environment, 6.4.27	Modify: 6.4.27 In conjunction with the Parks Department, undertake a study of open space <u>acquisition and/or dedication of land, payment into dedicated open space fund, as well as other mechanisms for providing open spaces.</u> Explore a full range of funding and acquisition alternatives. Update the Renaissance Plan concurrently with forwardDallas! updates so park and open space needs are identified and funding for parks and open space is included in capital budget planning.	Bagley, S.O.S., DHL
Environment	Environment 6.5.12	Modify: 6.5.12 Establish an acquisition program to maintain or improve the amount of <u>designated open space as the City of Dallas' population increases.</u> Assure that adequate open space is provided <u>in all Area Plans, and that adequate green space is available within the immediate area of all development.</u> Devise an equitable strategy for increasing dedicated open space especially in park deficient areas. This may include incentives for dedication of trails or parks. When possible, neighborhood parks or "pocket parks" constructed in conjunction with <u>new developments, infill or redevelopment should remain privately owned or be maintained privately or through Public Improvement Districts.</u> Programs <u>that recognize the cost of maintaining these parks, such as density bonuses to offset costs in publicly-accessible parks, may be considered.</u>	TREC, Bagley, S.O.S., DHL,
Environment	Environment Policy 6.1.1	Modify: 6.1.1. Develop and implement stormwater management practices to reduce harmful run-off, filter storm water <u>debris</u> on site and provide protection against erosion	TREC, Buehler,

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		and other consequences of flooding.	
Environment	Environment 6.1.13	Modify: 6.1.13 Develop regulations and stormwater management standards for alternative methods of development that retain natural site drainage and reduce impervious (pavement) coverage. Standards will address storm water quality treatment and storm water conveyance.[Omit detention] Favor alternatives that support Goal 6.2. Natural Area Protection.	TREC
Environment	Environment 6.1.15	Modify: 6.1.5 Establish standards to limit the amount of impervious surface that can result from development activity, as part of a comprehensive stormwater management strategy. Such standards should consider the possible different conditions in new development, <u>as well as denser more urban redevelopment areas.</u>	TREC
Environment.	Environment p. 2	Modify: More than 10,000 acres of the city's floodplain, however, is vacant and <u>should</u> be protected from development through acquisition, restoration and dedication of open space.	James Pratt
Fair Park	Vision p. 6	Add: <u>In the Fair Park Historic District preservation efforts have garnered national recognition and honor awards.</u>	Bob Weiss
Fair Park	Economics 2.1.38	Add: <u>2.1.38 Continue to implement the Fair Park Comprehensive Development Plan to promote Fair Park as a year-round family and cultural destination and to support nearby residential and retail growth and stability.</u>	Bob Weiss, Betty Culbreath
Fair Park	Implementation. South Dallas/Fair Park, Issue/Background	Add bullet <u>*Fair Park Development Plan</u>	Bob Weiss
Fair Park	South Dallas/Fair Park Neighborhood	Add: <u>In October of 2003, the Fair Park Development Plan was adopted for the 277-acre</u>	Bob Weiss, Betty Culbreath

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	Plan, Major Plans	<u>Fair Park National Historic Landmark. The focus of this plan is to make Fair Park a year-round destination for tourists and Dallas residents. While it focuses on the Fair Park grounds, implementation of the Plan will positively affect the surrounding areas by providing an anchor for residential and retail stabilization and growth. Plans for gateway and other improvements will enhance the entire South Dallas/Fair Park Area.</u>	
Fair Park	Economics Element 2.1.24	<u>Add: 2.1.24 Recognize that full implementation of the Fair Park Development Plan achieves a unique natural and community-built asset whose utilization serves as an economic engine to attract business and commerce.</u>	Bob Weiss, Betty Culbreath
Neighborhood Stability	Vision, Urban Neighborhood description	<u>Add: These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be preserved. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity...</u>	DHL, Preservation Dallas, Northern Hills, Cochran Heights, and multiple others
Neighborhood Stability	Policy Plan Intro. Urban Neighborhood, Land Use description	<u>Modify and add: They also may include [Omit: "enclaves of"] older, stable residential neighborhoods. Infill and redevelopment should be especially sensitive to the need for preserving the existing neighborhood character of these special places to prevent intrusion, encroachment or gentrification. Areas currently developed with single-family or duplex uses should generally be preserved.</u>	DHL, Preservation Dallas, Northern Hills, Cochran Heights, Perry Heights, and multiple others
Neighborhood Stability	Vision, Transit Center or Corridor description	<u>Add: Transit centers and corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be preserved</u>	DHL, Preservation Dallas, Northern Hills, Cochran Heights, Perry Heights, and multiple others

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Neighborhood Stability	Policy Plan Intro., Transit Center or Corridors, Land Use description	Add: Change in these areas will likely involve focusing new development directly around transit hubs and away from stable neighborhoods. <u>Areas currently developed with single-family or duplex uses should generally be preserved.</u>	DHL, Preservation Dallas, Northern Hills, Cochran Heights, and multiple others
Neighborhood Stability	Land Use, Add 1.1.59	Add: <u>1.1.59 Affirm Existing Success of PD 193. The City's major planned development districts were the result of extensive citizen input into land use studies that eventually became ordinances. One such planned development district that can serve as a model for future area planning activity is the The Oak Lawn Special Purpose District (PDD 193). When adopted in 1985, it had forward thinking elements such as context sensitive design and a 15 square mile area giving it critical mass. PDD 193 remains a model of both process and content that should be respected in its current form and can be used as the basis for the development of future area plans</u>	Lori Palmer, Cay Kolb and many others
Other	Transportation Policy 4.2.1	Add: <u>This takes into account the realization of the DART Downtown Connector and Multi-Modal interface.</u>	James Pratt
Other	Implementation p. 2	Add: <u>In addition, programs and plans should take surrounding communities into account and, where appropriate, view the forward Dallas! Comprehensive Plan as a component of the larger Dallas plan region. Transit corridors, when adopted, should be part of a regional transportation network.</u>	Ann Bagley, Chris Buehler, James Pratt
Other	Transportation, Goal 4.2	Add: The City should promote a variety of safe, efficient and sustainable <u>multimodal</u> transportation options to meet a diverse range of needs in Dallas.	Ann Bagley

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Other	Transportation 4.2.26	Modify: <u>Create new zoning districts and amend existing districts to encourage new projects to provide enhanced pedestrian and bike amenities such as wider sidewalks, trees, pedestrian lighting, safe bike routes and bike racks.</u>	Chris Buehler
Other	Action Plan p. 2	Add: DISD to 4. Stakeholder Issues	Chris Buehler
Other	Policy Plan, Housing, 2 nd paragraph	Modify: The Vision distributes new housing across the city and offers more housing choices. The Vision carefully avoids existing stable neighborhoods. About <u>75,000</u> new households (<u>34%</u>) are expected to be supplied by redevelopment opportunities.	Chris Buehler
Southern Sector Housing	Housing Element, Policy 3.2.1	<p>Modify to: <u>Policy 3.2.1 -- Build upon the existing stable foundation of middle-class housing stock in the Southern Sector by attracting additional such development The natural topography of the Southern Sector is the most beautiful in the city and therefore provides a highly desirable location for such development.</u></p> <p>Add: <u>3.2.18 - Insure that the majority of the vacant residential land in the Southern sector is developed with single-family homes, and that the Southern Sector does not receive more than its proportional share of the multi-family and condominium units projected by the forwardDallas! Comprehensive Plan.</u></p> <p>Add: <u>3.2.19 - Establish a Workgroup, representing a broad group of Southern Sector representatives and those from other relevant groups (such as those cited above) to work on the implementation of Policy 3.2.1.</u></p>	Thelmer Norman, Betty Culbreath, Carol Brandon
Trails	Transportation	Add: 4.2.29 <u>Emphasize our streambeds as</u>	James Pratt

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	4.2.29	organization for walking paths.	
Trails	Transportation 4.2.21	Modify: Regularly update the Trail Master Plan, and associated plans such as the <u>Emerald Bracelet Plan</u> , and seek additional resources from a combination of local, state, federal and private funding.	Chris Buehler
Trails	Environment 6.5.2	Modify: Policy 6.5.2 -- Implement the citywide trails master plan. The trails network master plan must be regularly updated with emphasis on the Trinity River Corridor, such as the <u>Emerald Bracelet Plan</u> . The goal is to provide an interconnected system of trails within public lands and natural areas, and to provide alternative connections throughout the city and region for pedestrians and bicyclists.	Chris Buehler
Transit Corridors	Policy Plan Intro., Transit Centers or Corridors	Add to first paragraph: Examples include the Mockingbird Station area, the Cityplace Station area, the Westmoreland Station area and the future Lancaster corridor. <u>Designation of such corridors on the Vision Illustration should be considered when the Policy Plan is next comprehensively updated.</u>	Bob Weiss
Vision Illustration	Vision p. 16	Modify: Establishes the Vision Illustration and Building Blocks as tools for land use planning. [Omits "and desired development patterns"]	DHL
Vision Illustration	Vision Illustration	Remove Transit Corridors from the current version of the Vision Map pending DART's adoption of Rapid Bus Transit Corridors. Remove the Main Street designation from Lower Greenville and from Lovers Lane west of Inwood	Numerous neighborhood representatives

DRAFT

Vision Illustration

Working Draft - Oct 2005 / Areas of Transformation - Jun 2006

Legend

Palette of Development Types

- Downtown
- Campus District
- Urban Core Mixed-Use District
- Transit Station Area
- Transit Corridor
- Main Street
- Urban Neighborhood
- Business Center or Corridor
- Industrial Area
- Commercial Center or Corridor
- Residential Neighborhood

Transportation Network

- Highway
- DART Line

Natural Features

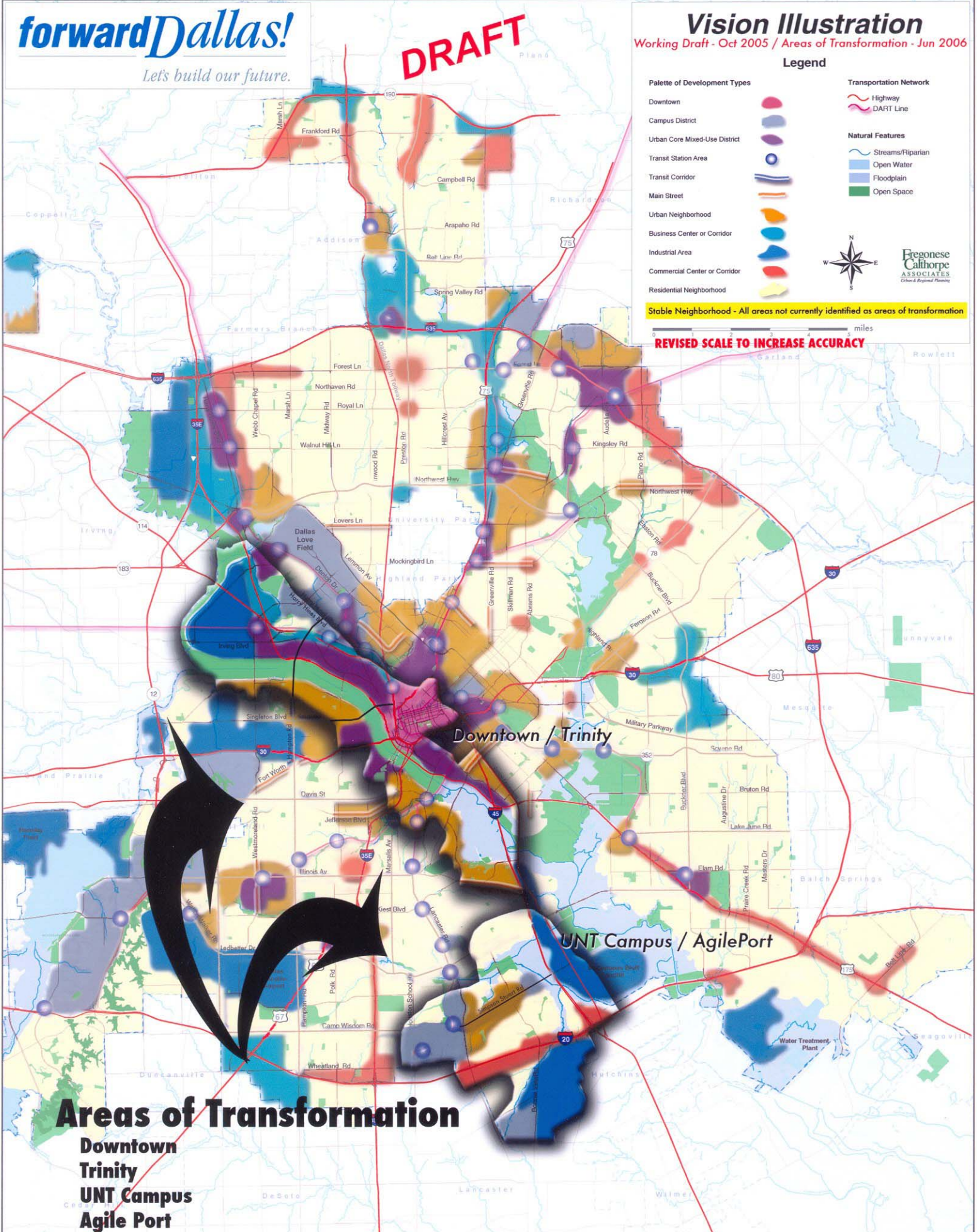
- Streams/Riparian
- Open Water
- Floodplain
- Open Space



Egonese
Cathorpe
ASSOCIATES
Urban & Regional Planning

Stable Neighborhood - All areas not currently identified as areas of transformation

REVISED SCALE TO INCREASE ACCURACY



Areas of Transformation

- Downtown
- Trinity
- UNT Campus
- Agile Port

NOTE: This illustration is not a Comprehensive Plan map and is not intended to be used as zoning or any other regulation. The categories and colors must be interpreted based on the attached palette of development types.