

A Custom Publication of the City of Dallas

# forwardDallas!

For more information visit our website:

[www.forwarddallas.org](http://www.forwarddallas.org)

*Let's build our future.*

**ECONOMIC DEVELOPMENT**

**HOUSING & COMMUNITY**

**SOCIAL EQUITY**

**TRANSPORTATION & INFRASTRUCTURE**

**ENVIRONMENTAL SUSTAINABILITY**



## Moving Forward ... With Your Help!

The City of Dallas is embarking on an extensive effort to involve Dallas residents in developing its first comprehensive plan – a plan that will guide the city's future for years to come. The impact of this comprehensive plan will be significant and far-reaching. It will help us create strong neighborhoods, give us better transportation choices, ensure quality of life for all citizens, bolster a thriving economy and create a safe place for our children to grow and learn. But this isn't a job for just a few

people to tackle. We need to hear from everyone, including you.

Thousands of Dallas residents have already been involved. Were you one of them? If the answer is yes, we sincerely thank you and seek your continued input and ideas. If the answer is no, *it's not too late*. Your involvement is key to developing a comprehensive plan that truly captures the dreams and vision of our community and capitalizes on its many opportunities. Please take a few minutes to read this newsletter.

**Attend a ForwardDallas! Open House on any of the dates below between 5:30 and 8:00 pm**

Tuesday, June 7, 2005	Nash-Davis Recreation Center, 3700 N. Hampton Road
Wednesday, June 8, 2005	Pleasant Oaks Recreation Center, 8701 Greenmound Ave.
Thursday, June 9, 2005	Reverchon Recreation Center, 3505 Maple Ave.
Monday, June 13, 2005	Grauwlyer Recreation Center, 7780 Harry Hines Blvd.
Tuesday, June 14, 2005	Churchill Recreation Center, 6906 Churchill Way

**Give us your input:**

**Take the survey on the last page, visit the website, and attend an open house event!**

This is an exciting time for Dallas as it develops and adopts its first comprehensive plan. But first, it's important to address some fundamental issues – Why do we need a comprehensive plan? How might it be used? How will it affect residents, businesses, neighborhoods and communities?

Cities use comprehensive plans to guide choices about how they will invest in and develop their future. A comprehensive plan will provide Dallas with a vision for the future – how we, as a community, want to grow and mature. The plan will also provide direction, tools and strategies so that future development will reflect our shared values and long-term goals for a vibrant, thriving Dallas.

*The comprehensive plan can achieve many things, including:*

- *Protecting and preserving stable neighborhoods*
- *Providing tools to enhance neighborhoods through safety, accessibility, transportation options, affordable housing, parks and open space*
- *Stimulating economic development and job creation*
- *Directing investments in our transportation network and infrastructure*

***“We shouldn’t leave our future to chance. A comprehensive plan will serve as a road map for our future. This is a powerful tool to ensure that we are building a city of enduring value for our children and grandchildren.”***

*-Theresa O’Donnell, Dallas Director of Development Services*



*Jefferson Boulevard Today*



*Jefferson Boulevard Tomorrow*

**But Don't Just Take It From Us:**

*Many great minds throughout the span of history have recognized the value of planning for the future. Here's what just a few of them have said:*

*“To accomplish great things, we must not only act, but also dream; not only plan, but also believe.”*  
- Anatole France

*“You can always amend a big plan, but you can never expand a little one. I don't believe in little plans. I believe in plans big enough to meet a situation which we can't possibly foresee now.”*  
- Harry S. Truman

*“Good fortune is what happens when opportunity meets with planning.”*  
- Thomas Alva Edison



## Guiding Principles

Through our work with thousands of citizens from all walks of Dallas life, we have forged several guiding principles. These represent widely held community values and quality-of-life elements. These are critically important and will serve as guideposts for our comprehensive plan.

### **Economic Development**

Economic development efforts should recognize the important role that the city's quality of life, natural beauty, diversity, cultural assets and uniqueness play in attracting and retaining businesses and residents. Economic development efforts should direct investment to Southern Dallas while strengthening existing business districts.

### **Housing & Community**

Neighborhoods should be attractive, safe and pedestrian-friendly places to live and visit. We should treasure and maintain our quality, stable neighborhoods.

### **Social Equity**

All Dallas residents should have equal access to quality housing, jobs, education, parks, health care, retail and other services.

### **Environmental Sustainability**

Residents and visitors should be provided with plenty of opportunities to walk or ride their bicycles through a connected network of parks and trails and through innovative new neighborhoods and communities. "Green" practices should be encouraged that reduce waste and pollution, conserve water, protect and enhance the environment, and encourage tree planting and preservation.

***"The Comprehensive Plan will chart our course for a healthier, more livable city."***

***Veletta Forsythe Lill, District 14 Councilmember***



### **Transportation & Infrastructure**

Transportation should ensure safe, efficient movement of people and goods, to housing, jobs, shopping, services and recreation within Dallas and beyond. Future improvements should help people reduce their reliance on automobiles and also reduce related environmental problems such as air pollution.

## Did You Know?

*Nationally, Dallas is the 9th largest city in population size.*

*Within the Dallas-Forth Worth region, Dallas accounts for 23% of the population, 22% of the labor force and 33% of the jobs.*

*Dallas has a lower population per square mile than Denver, Las Vegas, and Los Angeles, but higher than Houston, San Antonio and Phoenix.*

*Dallas has over 26,000 acres of vacant land, the vast majority of which lies in the southern sector.*

*Dallas is getting younger. Dallas has significantly more residents in the 20 to 34 year age group than the region or the nation.*

*Dallas is significantly more diverse than the region or the nation. At 36% of the population, Hispanics are now the largest ethnic group in the City.*

*The average Dallas resident drives about 34 miles per day - higher than the national average.*

*Dallas has more light rail stations than any other southwestern city, with 27 existing stations and 17 more planned.*

*Dallas boasts the fourth largest park system in the nation with over 21,000 acres of park land.*

**See the Survey Results:**

Over the last few months, we've been talking with you and your neighbors. We interviewed neighborhood and business leaders, as well as 700 residents during a scientific telephone survey that represented the city's broad diversity. For complete results please see our web site: [www.forwarddallas.org](http://www.forwarddallas.org)



**Here are some of the highlights we heard:**

*Some are hopeful ...*

- About 67% agreed that Dallas is still one of the best cities in the world.
- About 91% of those surveyed agreed that the new comprehensive plan, with citizen participation, will change the city for the better.
- About 67% of those surveyed are enthusiastic about participating.
- About 64% believe the city can balance the needs of all citizens.

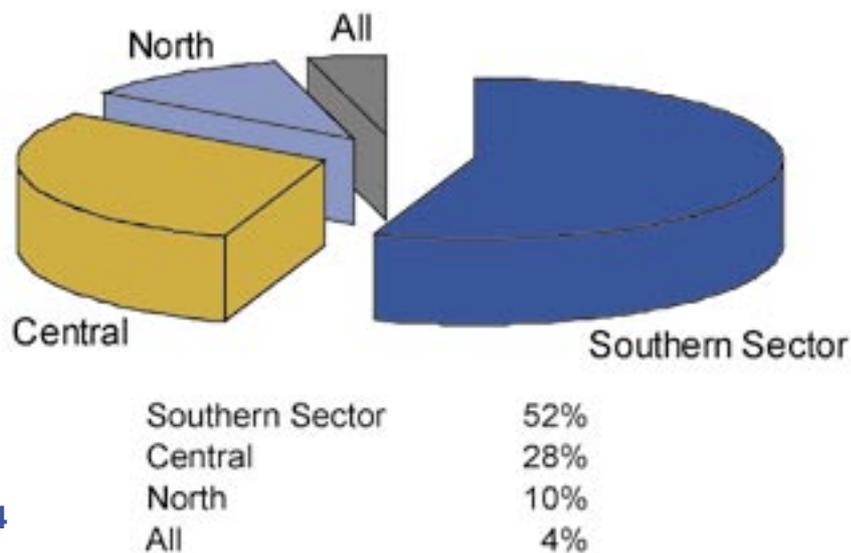
*Some people are concerned ...*

- About 38% feel that crime, drugs and violence are a significant threat to the city's livability

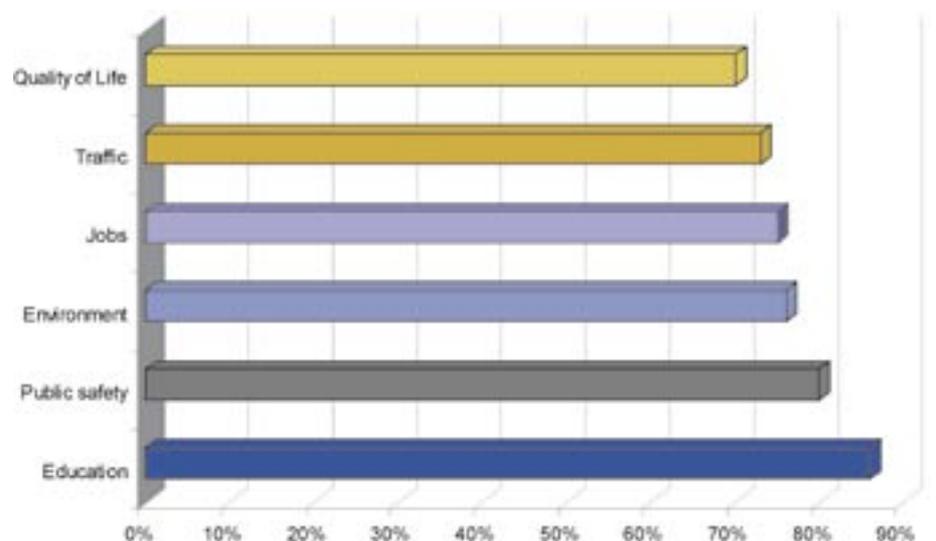
*What things should change?*

- Should the city invest in the southern sector? About 78% of residents answered "yes"!
- About 73% felt that Dallas will need more affordable housing in the future, and 68% agree that it should be spread through many neighborhoods.
- The environment is on the minds of Dallas residents: 84% are concerned about preserving existing trees and planting new ones, 81% are concerned about air pollution, and 73% are concerned about water pollution.
- While 92% said they usually get around by car, 53% said they would like to be able to use rail, and 31% said they would like to use the bus.

**What One Area Should Be Dallas' Most Important Priority For Investment?**



**Respondents' Top Priorities For The Future Are:**





# Gathering Public Input



## More Than 2,000 Dallas Residents Participated!

Since November 2004, we have heard from more than 2,000 Dallas residents and business leaders – through ten workshops (eight community workshops and two city-wide workshops) five open houses and scores of neighborhood and voluntary association meetings. The purpose of these meetings, workshops and open houses was to engage residents in shaping the future of their community and their city. The workshops were interactive, hands-on exercises to create ideas about Dallas' future land development and transportation choices.

## The Community Workshops

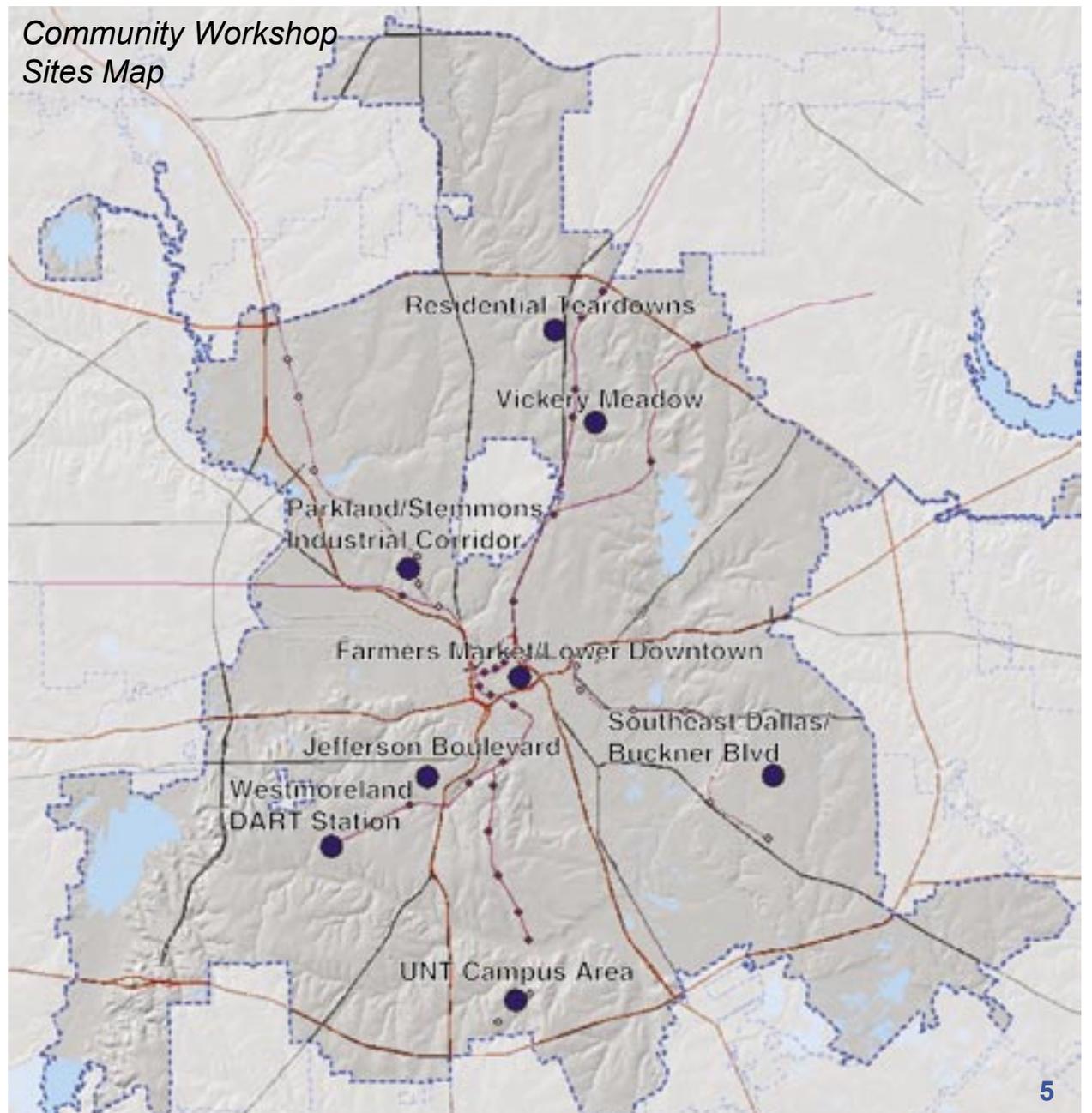
The community workshops helped everyone understand what Dallas residents value most in their communities and what aspects they would like to see changed. A variety of community workshop sites were chosen, representing a broad spectrum of Dallas neighborhoods and issues.

At the community workshops citizens working in groups developed ideas about how to improve specific geographic areas. Using "game pieces" representing different development types (single-family homes, small scale stores, office complexes, schools, etc.), the groups developed plans.

The work stemming from the community workshops fed directly into helping to shape development types that were discussed during the city-wide workshops.



*Community Workshop Game Pieces*



## The Citywide Workshop

At the city-wide workshops, participants created maps of the entire city to illustrate what the future should look like. Their maps showed where to locate new jobs and homes, where neighborhoods should be preserved, and what patterns of development they want to see across the city.

These maps were then presented to the whole group and were later merged together digitally into one map – a compilation representing the collective thoughts and input from each workshop.



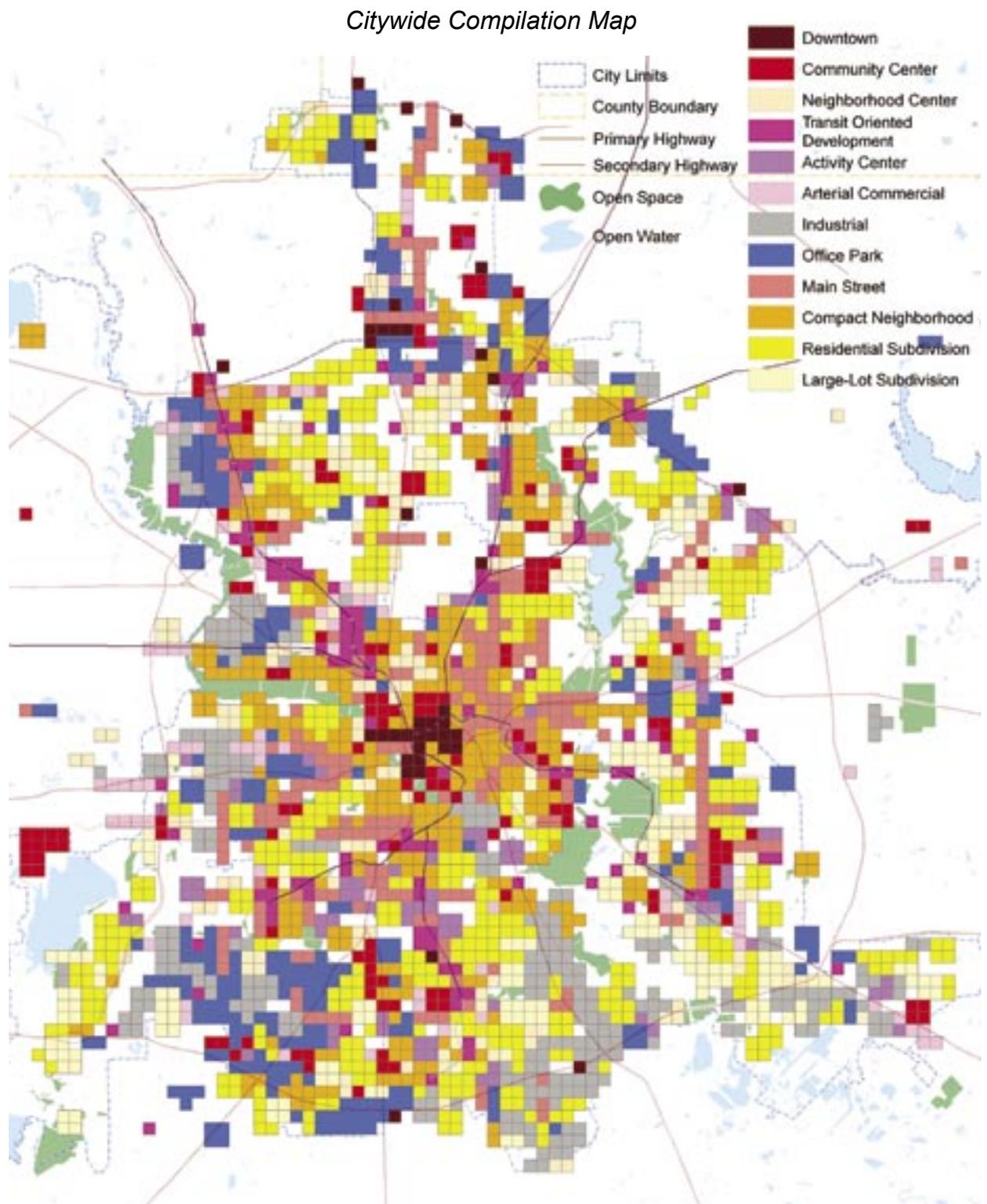
*Participants share ideas and plan the future of Dallas.*



*Each table elected a representative to present their plan to the group.*



*Example of Citywide Workshop "Chips"*





# What We Heard At The Workshops



## Key Themes That Emerged From the Workshops:

- The trend of residential teardowns in some neighborhoods should be addressed through development code provisions that will ensure compatibility and stability. Many participants voiced the need to protect established, successful neighborhoods.
- Street design in key areas should be changed to encourage more walking and bicycling, to improve livability and neighborhood feel, and to support shopping districts.
- The economy is vital. Jobs and prosperity should be promoted in key areas throughout the city.
- Some DART stations are underused and could be the logical location for new development and new housing types.
- Affordable workforce housing is needed within the city to bring workers closer to jobs.

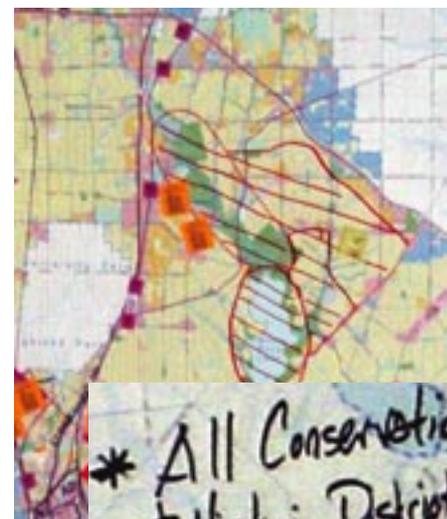
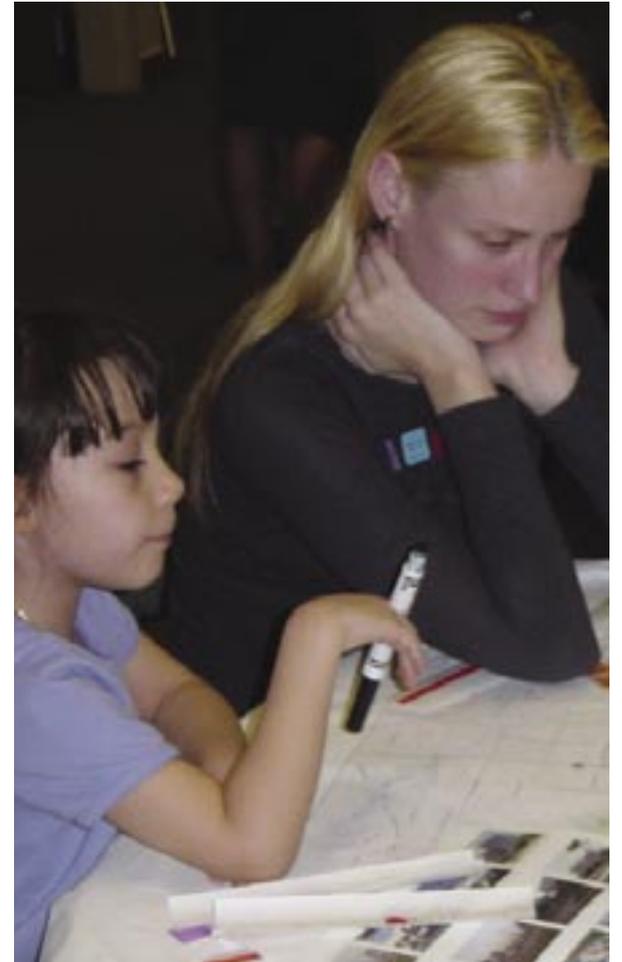


Draft Plan for the UNT Campus Area

- There should be more opportunities for home ownership and a mix of housing types, such as townhomes and condominiums in mixed-use areas.
- Prosperity should be shared and promoted across the city.
- Some areas need to be redeveloped in order to thrive; redevelopment is a positive catalyst for change in certain areas.
- Parks, trail systems and connections to greenways such as the Trinity River are highly valued and key to residents' quality of life.

***“We need a strategy that will attract a variety of jobs, more housing and education choices and create more economic and social opportunities.”***

*-Dr. Elba Garcia,  
District 1 Councilmember*



*\* All Conservation & Historic Districts Remain Unchanged.  
\* No New Large Lot Subdivisions*

The workshop maps are used to gather ideas from the public and extract common themes.



## A Sample of Quotes from Workshop Participants

- Great cities don't get built by forgetting who they are.
- Various types of housing are needed in heavy multi-family areas - stabilize neighborhoods, allow upward mobility.
- Maximize use of transit.
- Maximize use of creeks, green space- add green to all areas of city.
- Take advantage of views of the Trinity River, Calatrava bridges, and downtown, for office and residential development.
- Improve access to the Trinity River.
- Preserve historic areas and unique features of neighborhoods.
- Employment centers and nearby housing are needed in each sector of the city.
- Respect neighborhood self-determination.
- Develop the Trinity Park project along the river throughout city.
- Create economic momentum in Southern Dallas.
- Create a pedestrian friendly city.
- Provide a mix of affordable housing, and promote ownership opportunities.

***"It's great to see so many people coming together and working for Dallas."***

*-Anonymous Workshop Participant*



*Over the last 6 months we have given presentations and received input from over 50 organizations including:*

- *The Dallas Homeowners League*
- *The Real Estate Council*
- *The National Association of Industrial and Office Properties*
- *The Dallas Citizens Council*
- *The Greater Dallas Planning Council*
- *Dallas Institute of Humanities and Culture*
- *Preservation Dallas*
- *The American Institute of Architects*
- *North Central Texas Chapter of the American Planning Association*
- *North Central Texas Council of Governments*
- *Dallas Area Rapid Transit*
- *Save Open Space*
- *The Greater Dallas Association of Realtors*
- *Stemmons Corridor Business Alliance*
- *Several chambers of commerce*
- *Numerous homeowner associations*

*If you would like the ForwardDallas! team to make a presentation to your organization please call us at (214) 670 3312.*



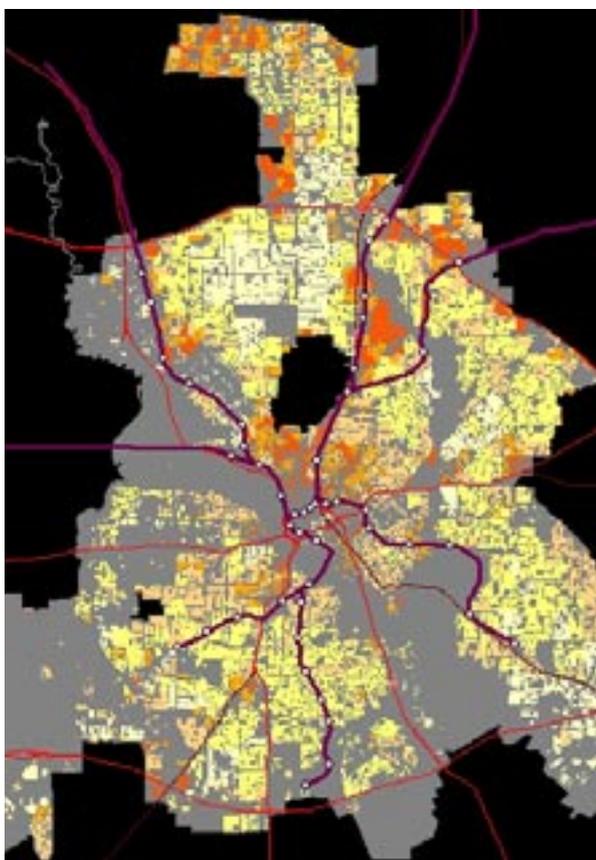
# Growth Scenarios Take Shape



## Scenario Planning

Scenarios provide a visual snapshot of what the future might hold for a community as it works toward managing its growth wisely. They sometimes are mistaken for being forecasts or predictions, but in fact, are much more flexible and can be molded to fit the values and desires of a particular community. In a sense, scenarios simply are stories about what the future might hold.

How are scenarios built? They are based on what already exists – on trends that reflect current situations and growth patterns. They also include people's values and desires. Scenarios are built to compare outcomes and learn about the factors that will shape the future. They also are used to test strategies to gauge success under different conditions.



Example of a "Virtual" Scenario

**Scenarios are built as a way to compare multiple outcomes and learn about the factors that shape the future.**



### Three Scenarios:

*ForwardDallas! has developed three scenarios:*

- (1) the **Trend Scenario**
- (2) the **Vision Scenario**
- (3) the **Turbocharged Growth Scenario**

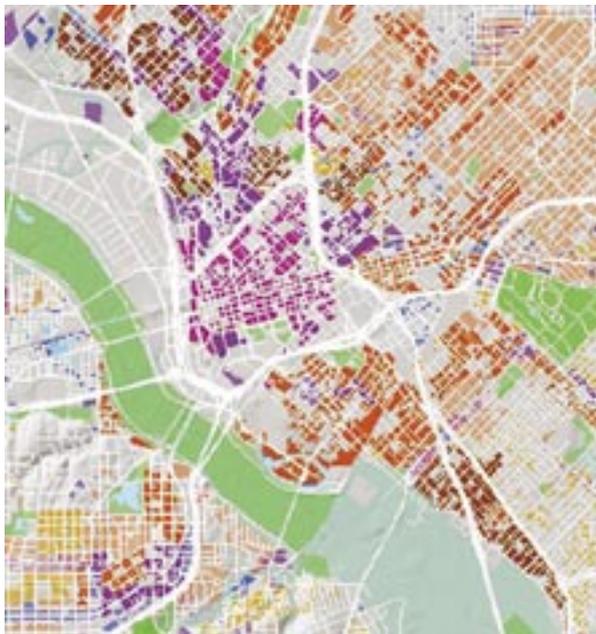
*The Trend and Turbocharged scenarios are considered "bookends," or the extreme views on how Dallas' future growth could occur, and are used as a point of reference for building a vision. The Vision Scenario takes a more moderate approach, with some elements of both the Trend and Turbocharged Growth scenarios. It is based on themes that have emerged through the public input process.*

## The Trend Scenario

The Trend Scenario provides us with a picture of what our future could look like if we follow current trends – if we don't change any of today's development policies. It reflects employment and household projections through 2030 that were developed by the North Central Council of Governments for the City of Dallas.

### Description

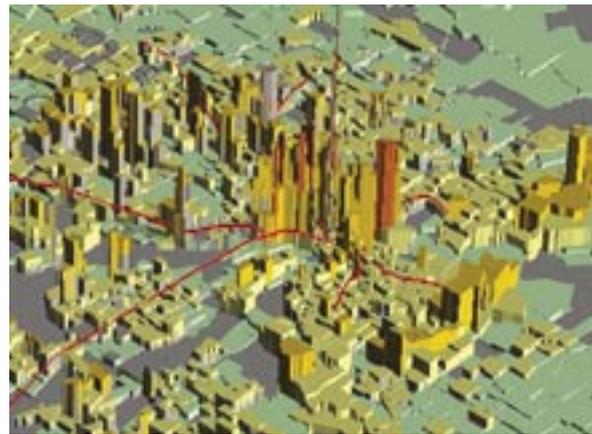
The Trend Scenario assumes that job growth will continue to outpace new housing in Dallas. It continues our current pattern of land development in which jobs, housing and shopping are separated. Most of the new household growth would occur in northern Dallas, even though most of the city's vacant land is in southern Dallas. Most new jobs would occur in existing job centers such as downtown and the Galleria but not in southern Dallas.



Downtown Area Map - Vision Scenario

## Turbocharged Growth

This growth scenario paints a far different picture. The purpose of the Turbocharged Growth Scenario is to discover what would happen if a rapidly growing economy is combined with a major increase in the number of people who want to live within the City of Dallas. Compared to the Trend Scenario, this scenario has about twice as many new jobs and nearly five times the number of new homes. This would bring the balance of jobs and housing in the City of Dallas close to the current average for the Dallas-Fort Worth region.



### How it differs from the Trend Scenario

Unlike the Trend, this scenario has a better balance between jobs and housing and a wide range of housing options. This would allow more people to find the type of housing they want within Dallas. Land uses would take advantage of all types of transportation systems, particularly the extensive DART network. Housing and jobs would be located closer together. More mixed-use developments and pedestrian-friendly areas would allow for more choice in how people live and move around the city.

## Vision Scenario

The Vision Scenario falls in between the Trend and the Turbocharged Growth scenarios and is based on what we heard during the public opinion survey and the workshops. Workshop participants showed through their maps that they wanted to increase Dallas' share of the regional households but felt that the current forecast for job growth was adequate.

### How it differs from the Trend and Turbocharged scenarios

Similar to the Turbocharged Growth Scenario, the Vision Scenario brings housing and jobs closer together. Under this scenario, development is generally less intense than in the Turbocharged Growth Scenario. The Vision Scenario provides for a range of new housing types – from condos and townhomes to traditional single-family subdivisions – with a specific goal of creating more opportunities for people of all incomes to own their own home.

There are many transportation options under the Vision Scenario. The importance of the car is not forgotten. However, the opportunities for people who choose to live near transit, or close to jobs and shopping are expanded, providing choices for people to be less reliant on automobiles.





# Tradeoffs Among the Scenarios



## What does the future look like?

This chart highlights a few of the striking differences among these three growth scenarios. The Vision and Turbocharged scenarios show futures that are quite different from the Dallas of today. The Trend Scenario shows a projection of current patterns.

**Below are some revealing statistics about the growth scenarios:**

	Trend	Vision	Turbo
Number of new households in Dallas	91,000	256,000 3 times as many as in Trend	463,000 5 times as many as in Trend
Acres of new development on vacant land	25,820 acres	17,397 acres	26,684 acres
Number of new jobs created by 2030	350,171 jobs	588,166 jobs	739,183 jobs
Potential new sales tax revenue from retail sales	\$80 million	\$238 million	\$297 million
Number of new households within ¼ mile of light rail stations	60,804	194,965	246,856
Number of new jobs within ¼ mile of light rail stations	207,573	501,787	584,426
Average daily miles traveled per person by car	25 miles	22 miles	21 miles
Average delay per person experienced on the road	11 min	9 min	9 min

***“Most of the City’s undeveloped land is south of the Trinity River. Southern Dallas has so much potential, and people all across the City recognize that.”***

*– Deputy Mayor Pro Tem Don Hill*



Single Family Homes

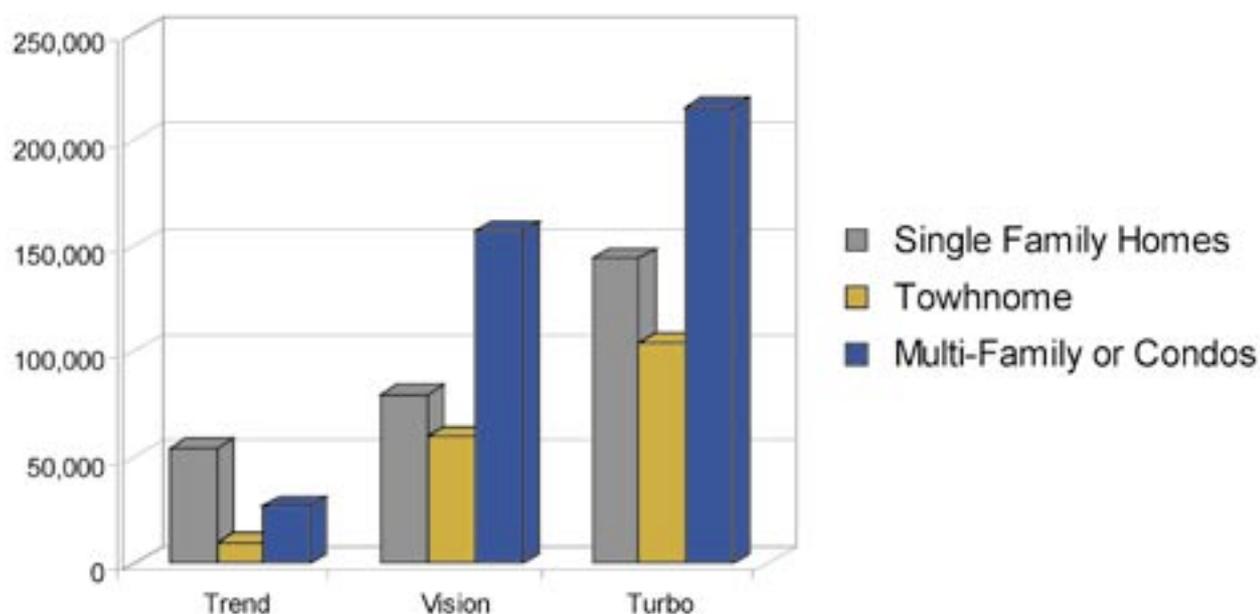


Townhomes



Multi-Family Condos

## What Will The New Housing Look Like?



## A “Palette” of Choices

The first step in drafting a vision and map is to identify key land use and transportation elements – in other words, a “palette” of development options. These development patterns are intended to encompass future development possibilities and are based on existing quality development in Dallas.

This palette of development options works cohesively to provide Dallas with a diverse range of choices. By strategically placing them to create a vision map for the City, Dallas can work towards a more vibrant and successful future.



*Example of a Mixed-Use District*



*Example of a Transit Station Center*

## Special Mixed-Use Types

**Downtown** – This development type incorporates offices, shopping, and housing into a pedestrian-friendly and mixed-use environment. Downtown represents the most intense levels of development found in Dallas and serves as the city’s prime office destination and employment center. It also contains a diverse array of housing, multiple transportation options, and civic and open spaces.

**Campus District** – This represents an area with unique characteristics, and are typically master-planned campus-style developments for education facilities and/or major employers. These also contain a variety of shops, services, offices and housing for students and employees. These areas are accessible by multiple modes of transportation.

*Example: Proposed UNT Campus Area*

**Special Character Mixed-Use District** – This incorporates a diverse and intense mix of residential and non-residential uses, creating a unique sense of character. This development type is pedestrian friendly throughout the majority of the district and is accessible by several modes of transportation.

*Example: Deep Ellum*

**Transit Station Center or Corridor** – This type is located along transit corridors, such as light rail or major bus lines, and may contain jobs and shopping, townhomes or condos, and smaller lot single-family homes.

*Example: Mockingbird Station Area*

**Main Street** – These are higher intensity streets, often nested within larger corridors. Buildings are usually located near the sidewalk, providing a variety of housing, shopping and services. They are safe and pleasant walking environments and likely have some transit service.

*Example: Jefferson Boulevard*

**Urban Neighborhood** – This development type consists of a combination of single-family homes and other housing types, with some service or office jobs located at key areas. Street connectivity and transit service are important.

*Example: Oak Lawn*



*Example of a Main Street*



*Example of an Urban Neighborhood*



### Conventional Separate-Use Types

**Business Center or Corridor** – This is a combination of large office and retail buildings and multi-family housing. Buildings include office towers and condos or apartments. These areas are automobile-oriented and are usually positioned at intersections of highways or along major arterials.

*Example: Galleria Area*

**Industrial Area** – Industrial areas are composed of a mix of low and medium-density industrial buildings. They often consist of industrial yards and campuses separate from other uses. This development type has a large amount of surface parking and is often located near highways and heavy rail lines.

*Example: Southport*

**Commercial Center or Corridor** – These areas generally are service and job destinations but may also contain some apartments and condos. They are similar to business centers or corridors but are at a smaller scale and density and have plenty of parking.

*Example: Preston Center*

**Residential Neighborhood** – These areas consist primarily of single-family, detached homes with the occasional duplex or small apartment building. At key intersections, some shops and restaurants may support the neighborhood. Developed areas within this designation are expected to remain largely unchanged.

*Example: Winnetka Heights*

### Strategies For Dallas' Future Success

Through hard work and dedication from the public and the Forward Dallas Comprehensive Plan Advisory Committee, several vision strategies have been developed that will propel Dallas toward an even more successful future. These strategies cover a range of topics, representing solutions for many of the issues that were discussed during the workshops and public opinion research. While each strategy is unique, they all build upon one another and fold directly into a common goal – to move the vision from concept to reality.



#### Environmental Protection

Enacting protection measures for streams and floodplains is a priority for the City of Dallas. These protections will enhance public safety from flooding and water quality, through preservation of nature's water filtration and storage system. Measures will also improve natural conditions for future generations.



#### Creating Strong And Healthy Neighborhoods

Dallas residents want to preserve and promote stable neighborhoods. By designating “areas of stability,” or stable neighborhoods, the City could better protect the neighborhoods that Dallas residents value most. In addition, by designating “areas of change,” or areas with the potential for redevelopment, the City could focus development efforts on enhancing and improving areas that are in a state of decline. To help work with all kinds of neighborhood issues, a neighborhood stability program should be established. This program would include an officially recognized network of neighborhood organizations that would work directly with City officials to involve neighbors in planning efforts.

#### Strengthening Downtown Dallas

Downtowns need reinvigoration over time, and Dallas is no exception. Potential strategies for downtown Dallas could include enhancing the main street retail core, as well as capitalizing on a future second downtown light-rail line to create new mixed-use areas where people would want to live and work. Of particular interest would be enhancing the local arts and culture scene, converting vacant office space into vibrant residential and retail space and reconnecting downtown to the surrounding neighborhoods.



## ***Making Quality Housing Accessible***

### ***Home Ownership***

By enhancing existing home ownership programs and creating new incentive programs, the City could create more opportunities for people to own their own home or condominium.

### ***Conversion Of Ailing Multi-Family Buildings***

The City needs a program to address areas with run-down rental residential buildings and convert them into attractive new structures. This program can be developed in partnership with local community development organizations, neighborhood groups, developers and others.

### ***School Planning***

The City could help schools and neighborhoods better serve and support one another through better planning and coordination of land use, infrastructure and school needs within the larger community.

## ***Enhancing the Economy***

Healthy communities depend on a strong and evolving economy. To remain economically competitive, Dallas needs to focus on becoming a truly integrated City with a strong civic infrastructure, a unique quality of place, and an educated work force. The Dallas sales tax base could be improved by developing a formal retail strategy to attract new businesses while strengthening existing ones. Southern Dallas also presents excellent opportunities for developing vacant or underused land with housing and jobs. Strengthening existing employment centers, such as those related to the medical sector, technology and education, could support and attract large employers. With two major airports and two minor airports, it also is critical to coordinate Dallas' economic and transportation plans with airports.

## ***Encourage New Development Patterns***

As Dallas matures, new land-use tools are needed to respond to the changing market by making new types of developments as easy as conventional ones. Establishing economically viable mixed-use zones would strongly encourage developments with a combination of retail shops, businesses and residential space. These mixed-use zones would also promote pedestrian-friendly environments and a range of transportation options.

In addition, redevelopment tools should be further developed to spur positive growth in areas that are underused but accessible to the existing infrastructure.

By actively promoting transit-oriented development, the City can partner with DART to build vibrant stations that support nearby businesses and residents. In developing new areas such as the University of North Texas campus, the City should develop a proactive new planning approach to guide and assist private planning efforts.



## ***Enhancing Transportation Systems***

Dallas depends on mobility – which means people, goods and services are supported by a strong transportation system. All modes of transport would benefit tremendously from a livable streets program, which would ensure that streets and neighborhoods are designed to emphasize safety, human-scale design and aesthetics. While Dallas is increasingly a regional metropolis, residents traveling across town also would benefit from new transportation options and linkages. East-west bicycle lanes, transit lines and other elements would offer more choices and would better connect the region, its employers and its neighborhoods.



# Take the Survey



### SHARE YOUR OPINIONS WITH US

Help us create a better future for our community and our city.

We need your participation!

Please fill out this survey and mail it in an envelope with a \$.37 stamp or take this survey online @ [www.forwarddallas.org](http://www.forwarddallas.org)

Mail to:  
ForwardDallas!  
1500 Marilla Street 5CN  
Dallas, Texas 75201

#### How Are We Doing So Far?

1. How much do you agree or disagree with the guiding principles as described on page 3 of this document?

Guiding Principle Category	Totally Disagree	Somewhat Disagree	Somewhat Agree	Totally Agree
Housing and Community				
Transportation and Infrastructure				
Social Equity				
Economic Development				
Environmental Sustainability				
Overall Guiding Principles				

2. Please indicate Yes, No or Don't Know for each of the following statements:

Yes, No or Don't Know?	Statement
Y N DK	I generally understand the ideas for this plan
Y N DK	I am enthusiastic about this plan
Y N DK	This plan will make Dallas better for people like me
Y N DK	I am confident the City of Dallas will implement this plan effectively
Y N DK	I want my elected officials to implement this plan

3. What letter grade would you give this planning effort so far?

A B C D F Don't Know

#### What Tools Are Important to You?

4. Of the following potential comprehensive plan strategies (described on page 14), please circle the appropriate letter (Y for yes, N or no or DK for Don't Know) to let us know how important and useful they are.

Potential Plan Strategy	Is important to me personally	Is important for the future of all of Dallas	Should be a major investment priority for the City
Creating Healthy Neighborhoods	Y N DK	Y N DK	Y N DK
Strengthening Downtown Dallas	Y N DK	Y N DK	Y N DK
Protecting the Environment	Y N DK	Y N DK	Y N DK
Making Quality Housing More Accessible	Y N DK	Y N DK	Y N DK
Enhancing the Economy	Y N DK	Y N DK	Y N DK
Encouraging New Development Patterns	Y N DK	Y N DK	Y N DK
Enhancing Transportation Systems	Y N DK	Y N DK	Y N DK

#### Tough Decisions: What Do You Think?

5. Do you feel it is important for Dallas to achieve a better balance between single family houses and other housing choices like duplexes, townhomes and condos or apartments?

Yes No Don't Know

6. Do you feel it is important for more people to live within the Dallas city limits instead of more people moving out to the suburbs?

Yes No Don't Know

7. Do you believe it is possible to increase the City's population and at the same time preserve the character of the strong traditional neighborhoods in Dallas?

Yes No Don't Know

8. Is it important to you that new, good paying jobs be available in all areas of the city instead of clustered in a few areas?

Yes No Don't Know

*By steering growth from the suburbs to the City of Dallas and integrating land use with transportation, the Plan will improve some aspects of life in Dallas, but not all. Please indicate if you consider the following tradeoffs acceptable or not:*

9. Traffic congestion will increase in parts of the City of Dallas but decrease across the region.

Acceptable Not Acceptable Don't Know

10. People will drive less each day but the trips may be slower.

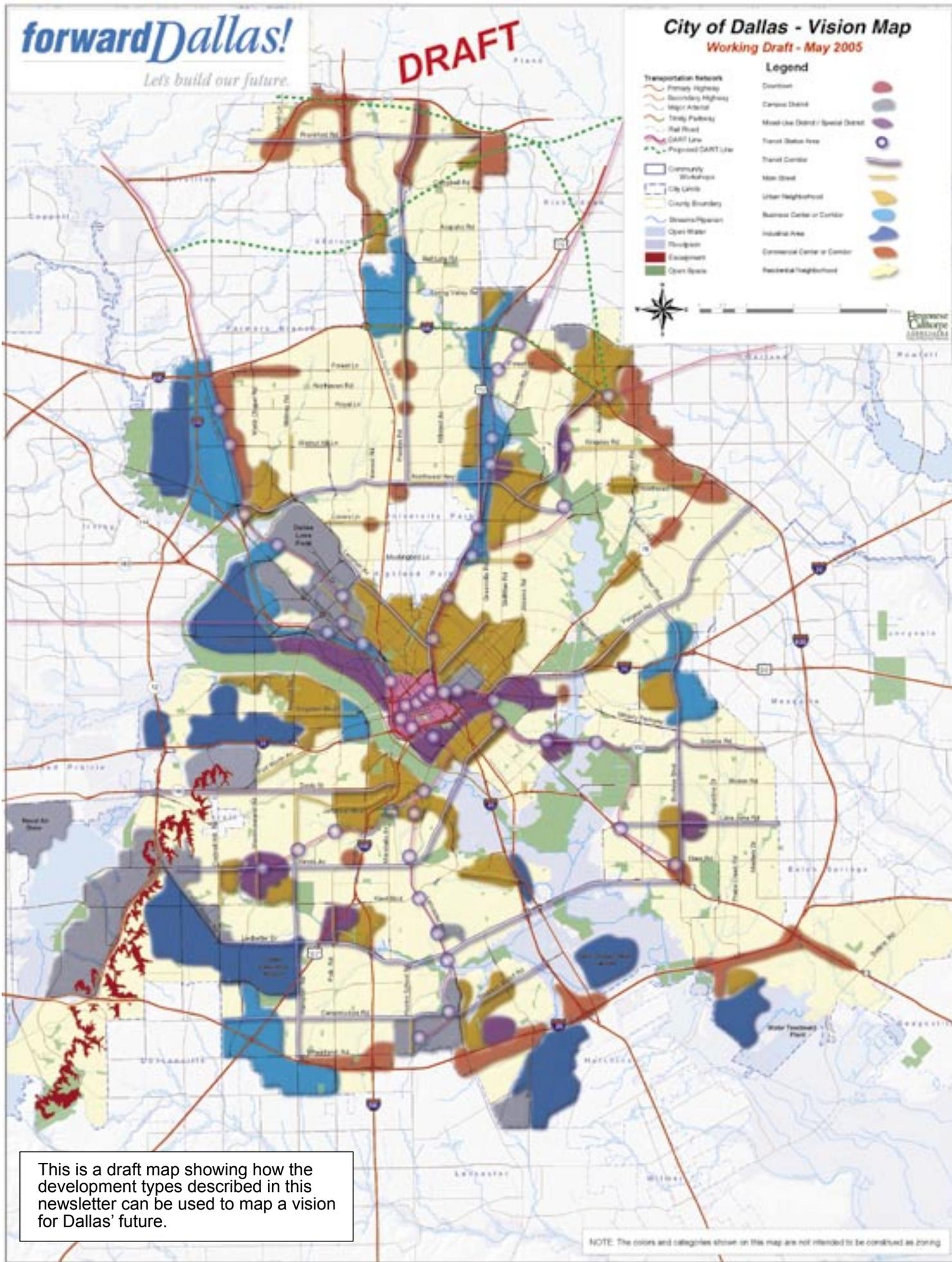
Acceptable Not Acceptable Don't Know

11. For each of the following features of the plan please say whether you believe they will benefit people like you or not:

Plan Feature	Benefit	Not Benefit	Don't Know
More inner city development			
More opportunities for people to live closer to work			
More money that Dallas receives from sales taxes			
A more walkable community			
More density in some neighborhoods			
More alternative ownership housing choices such as duplexes, townhomes, condos			
More investment into Dallas' poorest neighborhoods			



# A Draft Vision for Dallas



This is a draft map showing how the development types described in this newsletter can be used to map a vision for Dallas' future.

**How to stay involved:**

*Check the website, it is updated regularly for upcoming events.*

*Watch the Dallas Morning News for reports on the project.*

*Get on our mailing & e-mail list by signing up online or sending in the Survey.*

[www.forwarddallas.org](http://www.forwarddallas.org)

**If you would like more information about this plan or want to be involved in the planning process, please provide your contact information here.**

Name: \_\_\_\_\_

Email address: \_\_\_\_\_

Home address: \_\_\_\_\_

Phone number: \_\_\_\_\_

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