

## 2006-2007 ACTION PLAN

The Action Plan is what the City aims to implement in 2006 and 2007. This Action Plan should be updated by January 2007, and on an annual basis thereafter. It is important that the Action Plan consists of projects that are funded and achievable within the time frame. Other plans and programs should remain in the Implementation Plan until the activity is feasible to undertake. The following are the plans included in the Action Plan for 2006-2007:

- Development Code Changes Program Plan
- Southern Sector Agile Port Area Plan
- South Dallas/Fair Park Area Plan
- Stemmons Corridor - Southwestern Medical District Area Plan
- Downtown Streetcar Study
- Trinity River Corridor Plan
- University of North Texas Campus Area Plan
- Westmoreland DART Station Area Plan
- Targeted Thoroughfare Plan Update

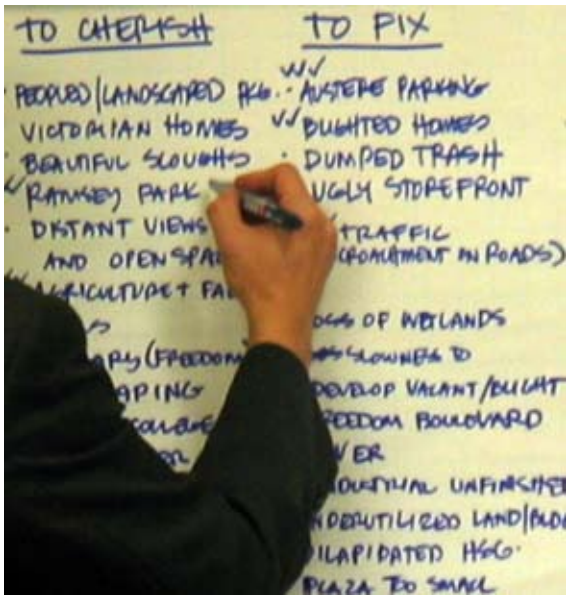


The Dallas of tomorrow begins today. The forwardDallas! Action Plan provides a roadmap and directions for ensuring that the Vision becomes a reality.

Map III-2.1 Example of UNT Campus Base Map



This is an example of a current zoning map for the UNT campus area.



Bringing stakeholders into the decision making process is necessary if a plan is to succeed.

The following program outline provides a generic approach to the development of Area Plans.

## Generic Work Plan Work Program

1. Stakeholder Group (Appointed by Council Committee)
2. Background
  - a. History
  - b. City actions (past planning or other efforts)
  - c. Transportation service existing and planned (including DART)
  - d. Private or neighborhood plans
3. Current Conditions
  - a. Zoning and land use
  - b. Infrastructure
  - c. Forecasts (trend and vision)
  - d. Environmental issues
  - e. Historic and cultural assets
  - f. Vacant land analysis
  - g. Redevelopment analysis
    - i. Map the redevelopment tipping point
    - ii. Development types that stimulate growth
  - h. Development prototype workshop
  - i. Capacity analysis (vacant land and redevelopment)
  - j. Change and stability
4. Small Area Vision
  - a. Building Blocks
  - b. Surrounding uses
  - c. Transportation plans
    - i. Thoroughfare plans
    - ii. Context Sensitive Design typology
  - d. Description of Vision goals for the area
  - e. Develop visualizations for area of vision
5. Stakeholder Issues
  - a. Landowners
  - b. City
    - i. Utilities
    - ii. Transportation
  - c. DART
  - d. DISD
  - e. Neighbors
  - f. Other
6. Work Program (in partnership with Stakeholder Workgroup)
  - a. Public outreach
  - b. Stakeholder interviews

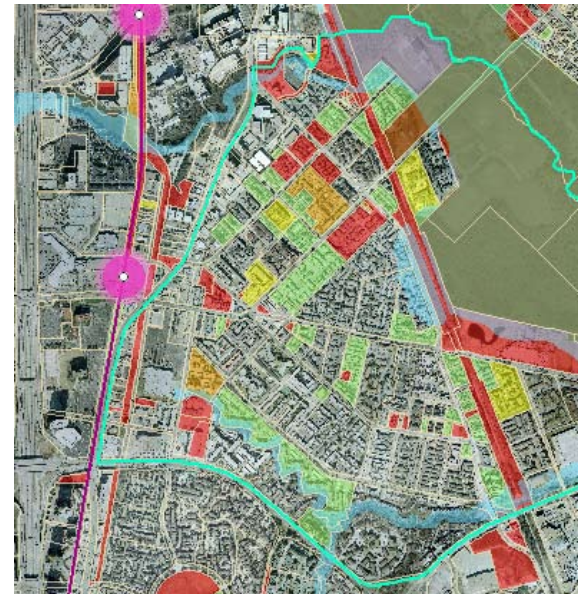
- i. Interviews with the development community
  - ii. Interviews with property owners
  - iii. Interviews with neighbors
- c. Workshop
  - i. Base map
  - ii. Development types chipsets
  - iii. Goals
- d. Scenario development, analysis and conclusion
- e. Refine land use and urban design
  - i. Land use plan (small Area Plan)
  - ii. Recommended zoning
    - Draft amendments to regulations such as zoning
    - Expected developments – build-out forecast
  - iii. Shared parking demand analysis
  - iv. Urban design
    - Draft design standards
- f. Market feasibility including return on investment (ROI) analyses
- g. Transportation design
  - i. Transit feasibility study
  - ii. Transportation improvement study
  - iii. Future street plan
  - iv. Context Sensitive Design – thoroughfare plan amendments
- h. Utility needs
  - i. Police and public safety review
  - ii. Schools
  - iii. Parks
  - iv. Environmental and sustainability
  - v. Strategic infrastructure investments
  - vi. Capital improvement program
- i. Implementation tools
  - i. Specific implementation techniques
  - ii. Matrix detailing potential implementation strategies
  - iii. Overall project parameters
- j. Funding plan
 

Identify a proposed capital improvements budget, and funding methods, including tax increment financing, local improvement districts and other methods of developing the funds for improvements. Analyze the likely effect of plan implementation on tax increment income.
- k. Economic development program
  - i. Economic plan
  - ii. Identify key private investments to jump-start the plan.



Public workshops and open houses are essential components of any planning process.

Map III-2.2 ROI Study in the Vickery Meadow area



This map illustrates an example of a return on investment (ROI) study in the Vickery Meadow area.

