



Residents value the historic character of Dallas' many unique and charming neighborhoods.



Dallas is a city of neighborhoods. Dallas residents want to see their neighborhoods become more pedestrian-friendly, treed and better connected to area employment, retail and civic destinations.

In surveys, Dallas residents say what they want to change most in the city is its appearance—they want it to look beautiful, with trees and pedestrian-friendly neighborhoods. The quality of life of a community is reflected by the quality of its neighborhoods. Stable, well-planned and connected neighborhoods are critical to the city's economic health. ForwardDallas! recognizes that it is imperative to maintain, stabilize and revitalize existing neighborhoods. Encouraging the creation of new neighborhoods that are safe, pedestrian-friendly and provide diverse housing opportunities is one of the City's key economic development priorities.

Dallas is filled with unique, charming neighborhoods. These days, residents are civically active. They are involved in crime watch groups and attend planning hearings or formal meetings when neighborhood issues arise. Neighborhood leaders are establishing strong communication links with the City and focusing on improving and maintaining the health, stability and quality of their neighborhoods. The City is also using a variety of ways to engage and protect neighborhoods. ForwardDallas! is designed specifically to protect existing neighborhoods, build new walkable neighborhoods and identify and support neighborhoods in need of rehabilitation.

Numerous workshops were held throughout the city while creating forwardDallas! Two of the most well-attended workshops, and the two which garnered the most passionate comments, were centered on neighborhood themes. One workshop focused on neighborhood stabilization and infill issues while the other addressed the South Dallas/Fair Park neighborhood. Many private and public partnerships are under way that focus on neighborhood revitalization, such as the Frazier Courts Neighborhood Development Strategy.

GOALS, POLICIES AND IMPLEMENTATION

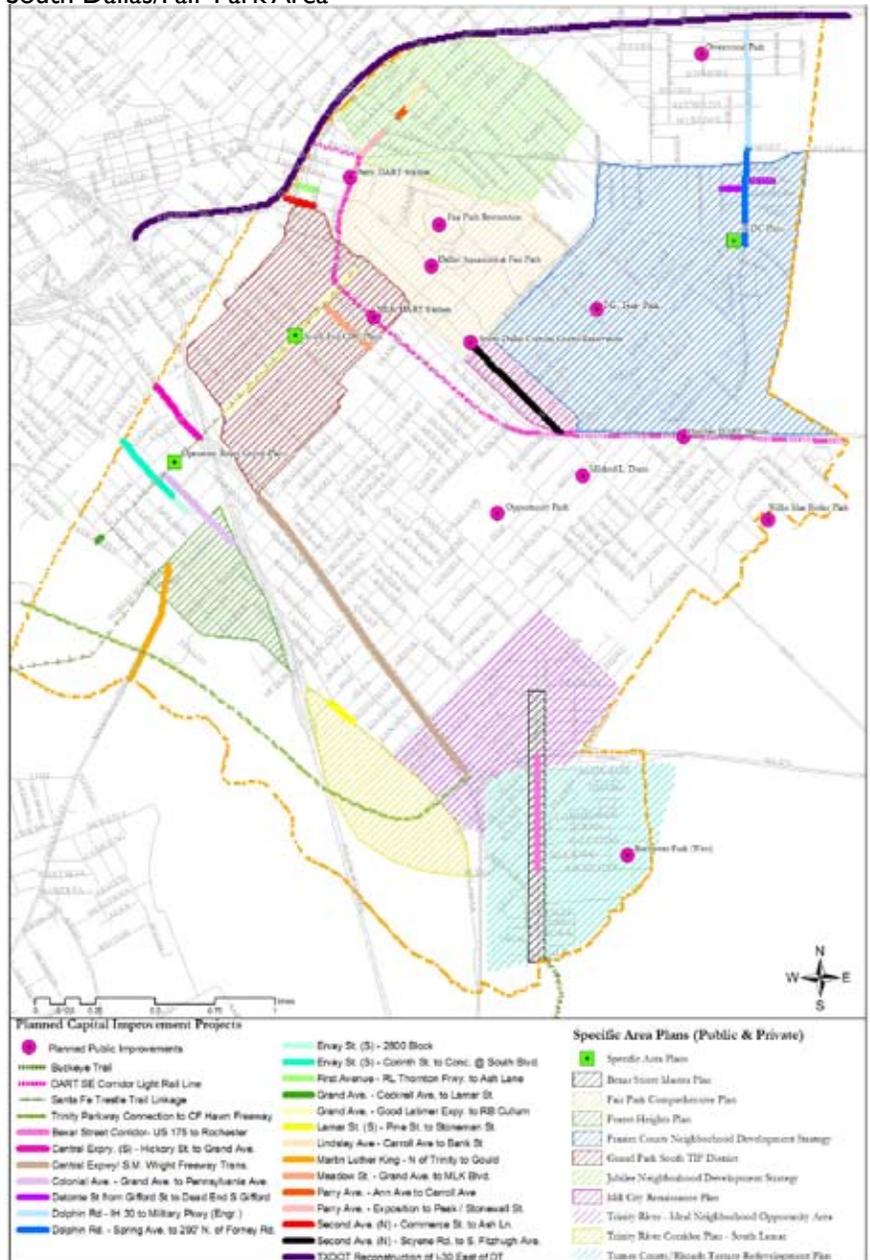


Through neighborhood associations and outreach to community organizations, the City of Dallas can access and leverage knowledge and resources that exist within local communities.

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

In a survey of residents, 70 percent of citizens believe quality of life in neighborhoods should be a high priority for the City. A recent International City Management Association survey found that only 32 percent of Dallas' citizens rated the sense of community as good or excellent and less than half rated their neighborhood as good or excellent. The following policies address neighborhood quality of life issues.

Map II-7.1 Specific Area Plans & Planned Public Improvements for the South Dallas/Fair Park Area



Maintaining up-to-date maps of neighborhood boundaries and planned improvements will help residents learn about their community and understand what changes to expect.

Policy 7.1.1 Systemize neighborhood outreach.

While public involvement has been an important component of some previous neighborhood plans, it has not been consistently applied throughout the city. Some neighborhoods have established homeowner associations and keen involvement in City plans, while other areas are not yet as organized. The following measures are designed to establish a process to garner consistent, broad representative public participation.

IMPLEMENTATION MEASURES

- 7.1.1.1 Dallas has a strong tradition of neighborhood self-determination which should be promoted to ensure the continued vitality of all neighborhoods.
- 7.1.1.2 Facilitate and support the creation and maintenance of neighborhood groups, in cooperation with other neighborhood-based existing organizations. Encourage the inclusion of, or liaison with, adjacent businesses, churches or other places of worship, school representatives and other similar types of stakeholder groups. Particular emphasis should be placed on reaching out to non-English speakers and other people who may not normally participate.
- 7.1.1.3 Maintain a neighborhood association database along with a citywide map of neighborhood boundaries that is available to the public through the City's website. Neighborhood boundaries may be established by individual associations for notification purposes only.
- 7.1.1.4 Create and encourage participation in a Registered Neighborhood Program in conjunction with neighborhood-based umbrella associations. This program will become the primary vehicle for neighborhood communication with the City. The City will create and maintain a neighborhood network database, and develop and provide resource materials to establish regular communication between residents and the City.
- 7.1.1.5 In conjunction with neighborhood-based umbrella associations, develop a toolkit for interested neighborhoods which would include contacts for existing neighborhood organization umbrella groups, information on the benefits of organizing a neighborhood association, how to become involved in municipal issues, example bylaws, meeting agendas and preparation, and other information needed to form an effective neighborhood association.



It is vital that in stable neighborhoods throughout Dallas, developers and the City continue to work with the local community to determine what changes are welcome and appropriate.

GOALS, POLICIES AND IMPLEMENTATION



Access to parks, playgrounds, ball fields, natural areas, transit service, commercial districts and other civic amenities should be available within walking distance of all neighborhoods.

- 7.1.1.6 Provide education to residents on how to become involved in planning and zoning activities.
- 7.1.1.7 Strongly encourage representatives of land use applications to contact and inform registered neighborhood organizations about their proposals early in the process.
- 7.1.1.7 Foster community participation in City planning by developing strategies to encourage participation by underrepresented residents and stakeholders.
- 7.1.1.9 Establish community participation requirements for specific projects and programs. Existing policies, such as homeowner notification of pending zoning cases, brings 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 Area Plans and other significant programs and issues should ensure broad local involvement as plans are developed.

Policy 7.1.2 Promote neighborhood-development compatibility.

Much of Dallas is comprised of stable neighborhoods where only minimal change is desired. In these areas, the City will help maintain the area's character while accommodating compatible new development.

IMPLEMENTATION MEASURES

- 7.1.2.1 Support efforts to improve and stabilize neighborhoods. Recognize adopted area/neighborhood plans in guiding land use decisions.
- 7.1.2.2 Encourage applicants for zoning changes and other land use decisions to meet with neighborhood organizations prior to the zoning review process.
- 7.1.2.3 Encourage neighborhood services and commercial enterprises to actively support community activities for the neighborhoods they serve
- 7.1.2.4 Ensure adjacent non-residential future development does not excessively negatively impact quality of life in existing neighborhoods with respect to incompatible land uses by creating excessive traffic, spillover parking, noise and/or intrusive lighting.

7.1.2.5 Ensure neighborhoods are served by and accessible to local commercial areas, schools, libraries, parks and open space and encourage these facilities in appropriate areas so they are not detrimental to neighborhood stability.

Policy 7.1.3 Encourage a sense of community and identity.

Neighborhoods that provide a strong sense of identity also create a civic pride through individual identity. Residents who care for their properties and their neighborhoods contribute to the stability of the area. Dallas has a strong tradition of neighborhood self-determination which should be promoted to ensure the continued vitality of these neighborhoods.

IMPLEMENTATION MEASURES

- 7.1.3.1 Develop programs that encourage and support landscaping, green space, landmarks and signs along with urban design features to create a sense of community and neighborhood identity.
- 7.1.3.2 Develop programs that encourage and support neighborhoods to express individual character through special street signs, plantings, lighting and other design features.
- 7.1.3.3 Make public buildings more accessible to community groups. Explore expanded use of neighborhood library and community centers to communicate with and provide support to residents' community involvement.
- 7.1.3.4 Develop programs that encourage and support neighborhood identity through a greater number of neighborhood-based events and through physical amenities.
- 7.1.3.5 Use Context Sensitive Design standards to ensure that roadways contribute to neighborhood character and identity.

Policy 7.1.4 Promote clean and safe neighborhoods.

IMPLEMENTATION MEASURES

- 7.1.4.1 Develop programs to reduce neighborhood clutter.
- 7.1.4.2 Develop effective code compliance and enforcement programs, including sanctions against repeat violators.



With regular access to students through their developmental years, schools are a great community resource for conducting early crime prevention.



Neighborhood-serving retail adds to the walkability and quality of life in a neighborhood.



Neighborhood parks provide family recreation areas close to home.

GOALS, POLICIES AND IMPLEMENTATION

Map II-7.2 South Dallas Base Map



In Area Planning for South Dallas, a broad base of stakeholders gathered at a public workshop and used base maps to determine desirable changes that would improve conditions in their community. Through consensus, groups worked together to design plans for their neighborhood.

- 7.1.4.3 Promote beautification efforts of neighborhoods, including providing public and open spaces and support these neighborhood efforts.
- 7.1.4.4 Address outdoor lighting needs with the goal of improving the ability to see at night and reducing glare and include a mechanism for requiring adequate lighting in neighborhoods.
- 7.1.4.5 Develop an approach to identify and address neighborhood sidewalk, curb and gutter needs and improvements.

Policy 7.1.5 Provide public infrastructure to support neighborhoods.

IMPLEMENTATION MEASURES

- 7.1.5.1 Work cooperatively with other agencies to address crime, education and social service issues in order to stem neighborhood deterioration and encourage partnerships with schools to provide after-school programs using neighborhood volunteers.
- 7.1.5.2 Encourage neighborhood-serving office, retail, or other non-residential uses to locate primarily on significant roads or at key intersections.
- 7.1.5.3 Review the plat regulations to ensure that all necessary tools are in place for planning safe, walkable neighborhoods.

Map II-7.3 Area Plan for the Fair Park Neighborhood



This map of an Area Plan for the Fair Park neighborhood provides a good example of consensus-driven planning.

Incorporate flexibility into regulations to allow new types of residential development that emphasize walkable communities.

7.1.5.4 Recognize adopted area/neighborhood plans in guiding development and zoning decisions.

7.1.5.5 Ensure all neighborhoods are served by and accessible to neighborhood commercial areas when appropriate, parks and open space, schools and libraries.

Policy 7.1.6 Follow a consistent neighborhood planning framework.

IMPLEMENTATION MEASURES

7.1.6.1 Establish a consistent framework and administrative procedure for Area Plans that ensures broad, open participation by all stakeholders.

7.1.6.2 Establish a consistent framework and administrative procedures for the development of conservation districts.

7.1.6.3 Ensure all residents have opportunities to participate in consensus-driven planning.

7.1.6.4 Provide the tools, resources, training and expertise to residents to help create and implement plans.

7.1.6.5 Encourage public, private and nonprofit partnerships to undertake revitalization activities.

7.1.6.6 Establish a clearly defined Area Planning process with consistent and predictable benchmarks. Begin Area Plans with an understanding and recognition of existing neighborhood attributes including and inventory of historic and cultural assets.

7.1.6.7 Prepare implementation strategies for Area Plans so these plans can be continuously monitored.

7.1.6.7 Make sure all planning at the neighborhood level addresses the critical and growing need for affordable housing.



Protection of historic buildings such as the Wilson Building, patterned after Paris' Grand Opera House, helps Dallas retain a connection to the past.



Historic districts, such as the West End Historic District assure that the city's most significant historic neighborhoods will stay intact over the long term.



Historic neighborhoods like South Boulevard Park Row help provide a strong sense of community identity.

GOALS, POLICIES AND IMPLEMENTATION



GOAL 7.2 PRESERVATION OF HISTORIC AND CULTURAL ASSETS

Since the Preservation Program's inception in 1973, about 20 landmark districts and more than 105 individual historic landmarks have been designated in the city. Historic districts preserve these buildings and their area's historic character and fabric through architectural criteria and special zoning provisions. The city has 12 conservation districts that provide neighborhood protection with fewer requirements than found in historic districts. Conservation districts preserve a neighborhood's distinctive atmosphere or character through architectural guidelines, development standards and special zoning provisions. A third neighborhood stabilization tool was initiated in 2005. The Neighborhood Stabilization Overlay allows residents to address consistent height, setbacks and garage orientation and placement in their neighborhoods.



The Bishop Arts District in the Oak Cliff neighborhood is an important cultural and historic asset. The city's busiest trolley stop in the 1930's and the district's old buildings have been restored and now house art galleries, restaurants and other creative enterprises reminiscent of its former heyday. The addition of period lighting and pedestrian-friendly streetscape improvements draws the foot traffic of area residents and tourists.

Policy 7.2.1 Update Preservation Plan.

The last comprehensive update of Dallas' Historic Preservation Plan was in 1977. Updating the Historic Preservation Plan would serve as a status report for the Historic Preservation Program and would also suggest initiatives that could expand and improve the program and make it more effective in the future.

IMPLEMENTATION MEASURES

7.2.1.1 Update the Historic Preservation Plan.

7.2.1.2 Incorporate the updated preservation plan in forwardDallas!

Policy 7.2.2 Create a sense of place through the built environment while maintaining the existing historic fabric.

IMPLEMENTATION MEASURE

7.2.2.1 Continue to support the self-determination of existing neighborhoods to become historic and conservation districts and to use the neighborhood stabilization overlay tool.

Policy 7.2.3 Support education and community awareness.

IMPLEMENTATION MEASURES

7.2.3.1 Work with interested groups in increasing community awareness of the value and importance of the city's historic assets.

- 7.2.3.2 Integrate historic preservation in other areas of planning and economic development activities.
- 7.2.3.3 Expand and strengthen partnerships which would address and promote historic preservation.
- 7.2.3.4 Help create walking and driving tours to promote the city's historic areas.

Policy 7.2.4 Protect historic and cultural assets.

IMPLEMENTATION MEASURES

- 7.2.4.1 Provide strong incentives to encourage historic preservation.
- 7.2.4.2 Identify and designate significant historic resources citywide, survey endangered neighborhoods and evaluate opportunities to preserve 20th century neighborhood shopping and entertainment facilities and postwar neighborhoods.
- 7.2.4.3 Promote code enforcement sensitive to historic properties and provide training to code officers in historic neighborhoods.



The Bishop Arts District mural adds color and character and helps define the areas's sense of place.