

## IMPLEMENTATION PLAN FOR THE TRINITY RIVER CORRIDOR



An artistic rendering of the future Trinity River Corridor.

**T**he Trinity River Corridor, offering Dallas areas of natural beauty and untapped potential, runs through the heart of the city. Proposed improvements along the Trinity River Corridor will impact Downtown, the Southern Sector and residents throughout Dallas. Imperative to achieving these goals is a coordinated implementation program to foster conditions that will encourage redevelopment and new development. This implementation plan outlines the overall approach to achieving the Vision for the Trinity River Corridor, balancing economic, land use, transportation, infrastructure and design objectives.



The Trinity River Corridor is characterized by tracts of forest areas, a meandering river and other natural features provide refuge for Dallasites.

# THE TRINITY RIVER CORRIDOR DISTRICTS



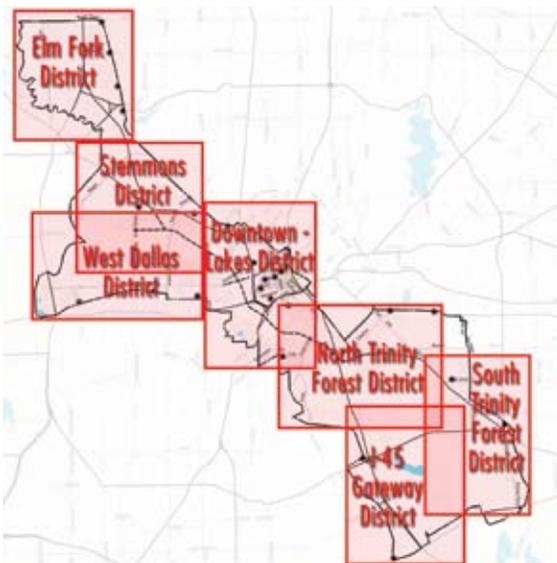
The Downtown Lakes District embraces both sides of the Trinity River Corridor in the central part of the city.

The March 2005 Trinity River Corridor Comprehensive Land Use Plan (Trinity Land Use Plan) identified seven districts within the corridor. These districts will be used as a framework for the Trinity River's implementation plans. Within each district, the Trinity Land Use Plan also identified a set of priority areas that hold the greatest promise for redevelopment as a result of proposed public investments. The seven Trinity River Corridor districts are:

1. **Stemmons District:** This district, straddling lower Stemmons Freeway, covers an economically diverse and vibrant commercial area. This district is included in the Stemmons Corridor / Southwestern Medical District Area Plan described earlier in this component of forwardDallas! The Trinity Land Use Plan identifies three priority areas: Old Trinity Industrial, Commonwealth/Trinity Parkway and Irving Boulevard/Regal Row.
2. **I-45 Gateway District:** This district, primarily industrial, extends along I-45 to the southern extreme of the Trinity River Corridor in Dallas. This district is within the boundaries of the Agile Port area, and will be considered as part of that Area Plan. The Trinity Land Use Plan identifies three priority areas within this district: Southern Gateway, Southward Industrial and the Joppa neighborhood.
3. **Downtown Lakes District:** The Trinity Land Use Plan identifies five priority areas in this district. They are: Mix Master/Riverfront, Cedars West, Oak Cliff Gateway, Tenth Street Bottoms and Skyline Heights. ForwardDallas! also includes an action plan to study a possible Downtown streetcar system, outlined elsewhere in this component of forwardDallas!, that should be coordinated with the development in these districts. Efforts under way in the Design District, including the recently adopted zoning regulations and TIF district, should continue to be fostered through the Implementation Plan.
4. **West Dallas District:** This district, west of Downtown and across the Trinity River, includes neighborhoods that command some of the most dramatic views of Downtown Dallas. The Trinity Land Use Plan identifies three priority areas within this district: West Commerce Riverside, La Bajada/Los Altos and Westmoreland Heights/Lake West. Public investments in the Trinity River Corridor could significantly spur development or redevelopment in these areas.

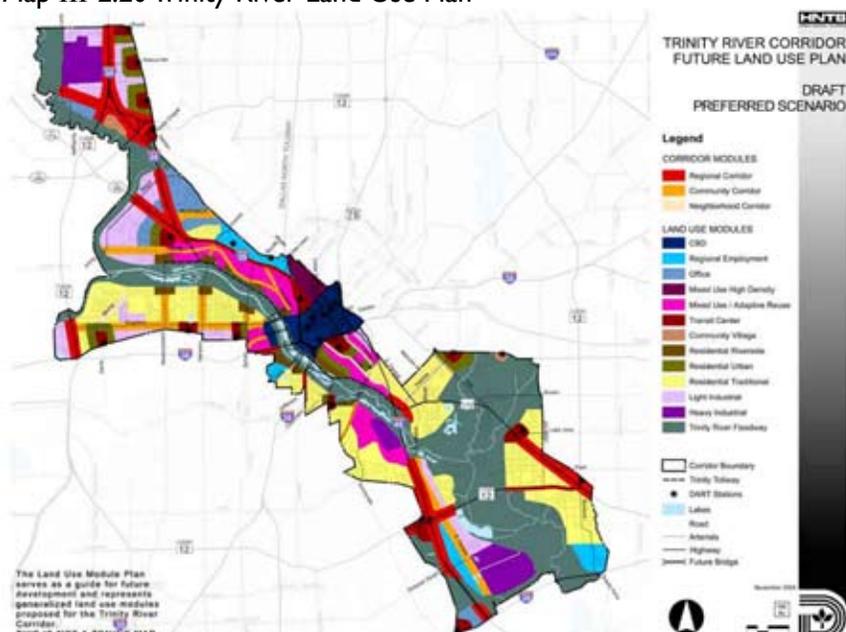
5. Elm Fork District: This district, along the northern part of Stemmons Freeway within the city, covers primarily commercial and industrial areas. The Trinity Land Use Plan identifies two priority areas within this district: Stemmons Crossroads and Luna Road/Walnut Hill. This Implementation Plan also includes an Area Plan for the Asian Trade District, which will be coordinated with Trinity River Corridor work.
6. North Trinity Forest District: This district, covering a significant part of South Dallas, primarily includes four neighborhoods in need of revitalization—Rochester Park, Ideal Neighborhood, South Lamar and Cadillac Heights. In addition, Dallas Housing Authority is planning redevelopment of Turner Courts. The City’s Housing Department’s Neighborhood Investment Program (NIP) is planning revitalization for South Dallas (Bexar Street) that will be coordinated with the Trinity River Corridor project.
7. South Trinity Forest District: This district, located along the southern stretch of the Trinity River Corridor yet still within Dallas, is largely residential or undeveloped. The Trinity Land Use Plan identifies two priority areas within this district; Pemberton Hill and I-20/Dowdy Ferry. Plans under way for the West Kleberg neighborhood must be coordinated with the Trinity River Corridor Project.

Map III-2.19 The seven districts within the Trinity River Land Use Plan



The image above illustrates the general location of the seven districts within the Trinity River Land Use Plan.

Map III-2.20 Trinity River Land Use Plan



This map from the Trinity River Land Use Plan illustrates what land uses are anticipated for the entire Trinity River Corridor. Detailed land use maps are included in the Trinity River Land Use Plan for each of the seven districts.



The Trinity River Land Use Plan calls for integrating recreation (above and below) with housing and employment. Creating land use policies and urban design standards to guide development will be critical to maintain a balance between urban and natural areas.

This implementation plan will focus on the priority areas identified in the Trinity Land Use Plan with a goal of completing them within a five to seven year time frame. The emphasis will be on putting in place land use, urban design and zoning provisions to facilitate desired private development and to coordinate infrastructure and economic development needs assessments. Staff will work with the City Council’s Trinity River Committee to define priorities that should be undertaken within the first two years and those to include in the five to seven year plan.

Five of the forwardDallas! Vision Building Blocks (see The Introduction to the Policy Plan in Component 2 of forwardDallas!) are especially significant for encouraging urban core revitalization. These Building Blocks are: Downtown, Urban Mixed-Use, Transit Centers or Multi-modal Corridors, Main Street and Urban Neighborhood. These Building Blocks emphasize mixed-use, walkable, urban environments with a range of densities. The Trinity River Corridor Comprehensive Land Use Plan will guide the implementation process especially in distinguishing areas of stability from areas of change and identifying areas where the community wants lower densities. ForwardDallas! provides household and job growth targets for the Trinity River Corridor through 2030 to serve as the quantitative basis for evaluating current and future zoning capacity.

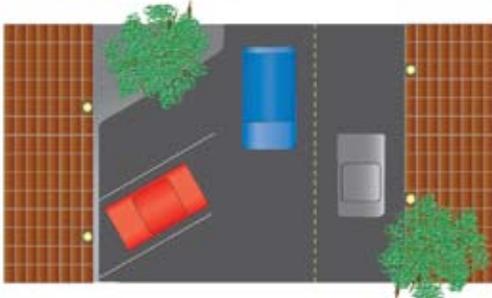


Significant planning for the corridor’s seven districts has already been completed, including development of a preferred future land use scenario and an inventory of needed road and streetscape improvements for each district. ForwardDallas! outlines a more detailed Area Plan process designed to create shovel-ready sites for development. Implementation will focus on developing and using appropriate “tools” and incentives to help reach the Vision’s goal for the Trinity River Corridor. The following steps will be undertaken for each district:

- **Analyze Current Conditions:** This will focus on priority areas identified in the Trinity River Corridor Comprehensive Land Use Plan and will emphasize zoning, economic development, transportation and infrastructure in order to target specific areas where changes are needed and to define those changes.
- **Make Preliminary Recommendations:** Proposals will be developed for zoning changes, thoroughfare amendments, infrastructure improvements and economic development programs.
- **Involve the Public:** Public meetings as well as workshops will be held to seek community input before more formal public hearings and council action.



Establishing regulations and design standards that facilitate the type of development envisioned in forwardDallas! will make the development process more efficient and create shovel-ready sites for new development.



Context Sensitive Design is intended to provide standards for building roads by taking into account the surrounding land uses and facilitating multi-modal transportation options such as walking and biking.

Changes in zoning and land use regulations that would encourage desired development will be implemented, with an eye on growth targets. The proposed development code amendments, earlier in this component of forwardDallas!, will be especially relevant in the Trinity River Corridor. The new mixed-use zoning districts and overlays to establish urban design standards for walkability and urban parking standards will be used together with existing zoning districts to achieve a more flexible regulatory environment. In addition, studies will be done and action taken to protect some of the stunning views currently enjoyed along the Trinity River Corridor. This will protect public sightlines to important landmarks, natural features and the city skyline.

The Transportation Element of the Policy Plan establishes context sensitive street design (CSD) standards that match a road's particular characteristics with the type of land use adjacent to that road. CSD will be a starting point for reviewing roads in the Trinity River Corridor and working with the City's Public Works and Transportation Department on identifying streets that need thoroughfare plan amendments. Road improvements already identified for each of the Trinity River Corridor's seven districts also will be reviewed to make sure that these changes are compatible with desired results and will encourage alternative modes of transportation.

Each of the Trinity River Corridor's seven districts will also be assessed from an economic perspective to highlight the businesses and housing needed to attain the citizen's vision. These studies will help the City's Economic Development and Housing departments create marketing and incentive programs to promote commercial and residential development. Underlying all these plans is the need to update the old and inadequate water and sewer systems throughout the Trinity River Corridor. Without these improvements, development and growth could be hindered.