

SOUTH DALLAS/FAIR PARK

AREA PLANNING

TASK FORCE MEETING

November 18, 2020

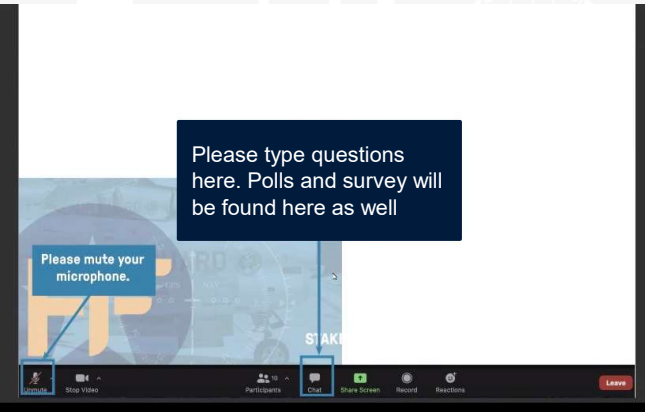


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SOUTH DALLAS / FAIR PARK AREA PLAN

GETTING STARTED

- Mute your microphone to help keep background noise to a minimum
- Limit distractions- turn off notifications, close or minimize apps, mute smartphone
- Ask questions via chat function



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SOUTH DALLAS/FAIR PARK AREA PLAN

AGENDA

- Getting Started
- Welcome
- Introductions
- Citywide Planning
- Area Planning
- Discussion
- Roles and Responsibilities
- Engagement
- Next Steps



SOUTH DALLAS/FAIR PARK AREA PLAN

INTRODUCTIONS

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INTRODUCTIONS

Councilmember Adam Bazaluda
 Council Liaison Yesenia Valdez

Plan Commissioner Timothy Jackson

City Staff

Peer Chacko – Director of Planning and Urban Design
 Carnell Brame – Area Planning Manager
 Sandra Bowie – Area Engagement Manager
 Samuel Oviedo – Community Outreach Specialist



TASKFORCE MEMBERS*

Organization	Name
Revitalize South Dallas Coalition	Ken Smith
South Dallas Merchants Association	Jim Slaughter
Habitat for Humanity	Joli Robinson
Scottie Smith & Associates	Scottie Smith
St. Phillips	Becky Madole / Julie Saqueton
Bonton Farms	Daron Babcock
SDFP Faith Coalition	Rev. Todd Atkins
Fair Park First	Brian Luallen
Frazier Revitalization Inc	Dorothy Hopkins
South Side Quarter Dev. Corp.	Shannon Brown
Innecity Development Corp.	Diane Ragsdale
TREC	Linda McMahon
Business Owner /Woodlawn NA	Tabitha Wheeler
SDFP Faith Coalition/Queen City NA Resident	Eva Nalley Hank Lawson



**As of 11/18/2020. List subject to change.*

SOUTH DALLAS/FAIR PARK AREA PLAN

MEETING OVERVIEW

1	2	3	4
Citywide Planning	Area Plan	Engagement	Next Steps
<ul style="list-style-type: none">• Approach• Citywide Plans• Role• Evaluating Growth	<ul style="list-style-type: none">• Purpose• Role• Impetus• Boundaries• Roles• Burning Issues• Process• Schedule	<ul style="list-style-type: none">• Strategies	<ul style="list-style-type: none">• Discussion• Next Steps

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CITYWIDE PLANNING CONTEXT

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CITYWIDE PLAN UPDATE APPROACH

- Establishes a citywide land use vision to guide City actions towards strategic objectives
- Integrates other citywide planning efforts that impact land use and development
- Protects and leverages valued community assets and investments
- Balances land development objectives at a citywide scale



RECENT CITYWIDE PLANS

Comprehensive Housing Policy
2018

Connect Dallas
(Strategic Mobility Plan)
In Process

Resilient Dallas Plan
2018



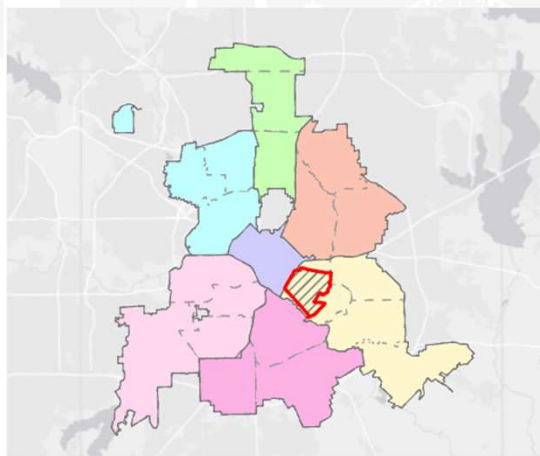
Strategic Economic Development
Plan
In Process

Cultural Plan
2018

Comprehensive Environment and
Climate Action Plan
2020

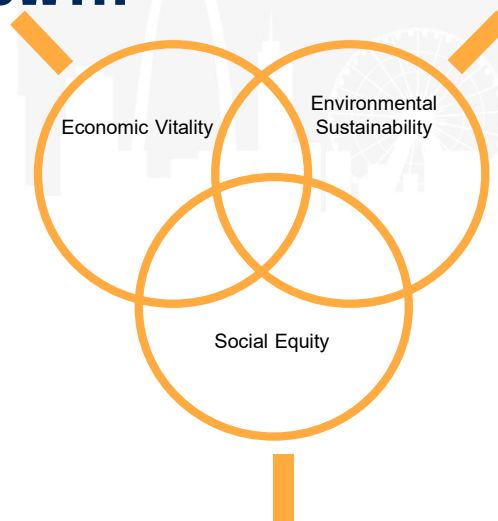
ROLE OF CITYWIDE PLAN UPDATE

- Refresh the general land development vision, policies and growth targets at citywide, planning district and sub-district scales
- Review, replace, incorporate existing area plans as appropriate
- Prioritize future area planning in targeted areas to support proactive City initiatives designed to advance the citywide land development vision



TOOLS FOR EVALUATING GROWTH

- Define land use and development growth targets and performance metrics.
- Establish tools to explore and evaluate alternative growth and land development scenarios.
- Create reporting tools to monitor the cumulative impacts of land development over time.





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AREA PLANNING OVERVIEW

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AREA PLANNING PURPOSE

In the context of the Citywide Comprehensive Land Use planning process, establish a detailed land development vision and implementation program based on community input, for targeted areas identified for strategic City action



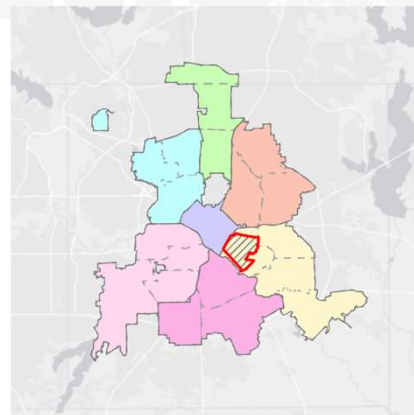
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ROLE OF AREA PLANNING

- Establish a detailed land development vision to inform and support proactive City initiatives prioritized through the citywide plan
- Define a coordinated implementation program of well-defined City actions to advance the land development vision over a 3 to 5-year time frame
- Align/nest within citywide policies to enable consistent incorporation into the Citywide plan



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AREA PLANNING SCOPE: WHAT IS INCLUDED

- Review existing conditions and plans relevant to land development
- Land development opportunities/challenges in context of the citywide Comprehensive Land Use Plan
- Detailed land development vision to promote economic vitality, environmental sustainability and equity
- An implementation program focused on:
 - Proactive zoning/other regulatory actions
 - Infrastructure investments
 - Financial incentive programs
 - Other actions to support the land development vision

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AREA PLANNING SCOPE: WHAT IS NOT INCLUDED

- Crime issues will be referred to Neighborhood Police Officers
- Code enforcement issues will be referred to Neighborhood Code Representatives
- Animal issues will be referred to Animal Services
- Sanitation issues will be referred to Sanitation Department
- Homeless encampment issues will be referred to Office of Homeless Solutions

OIPSS and Council member will support coordination of issues related to City service delivery

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IMPETUS FOR PLANNING

- Authorized Hearing for PD No. 595*
- Citywide Transit Oriented Development Initiative – three DART stations impacting South Dallas (two existing Station Area Plans)
- Single Family Housing NOFA
- Fair Park Master Plan (Adopted 10/2020)
- Major impacts from highway projects (I-30, I-45/US 175, I-345)
- Growing private investment



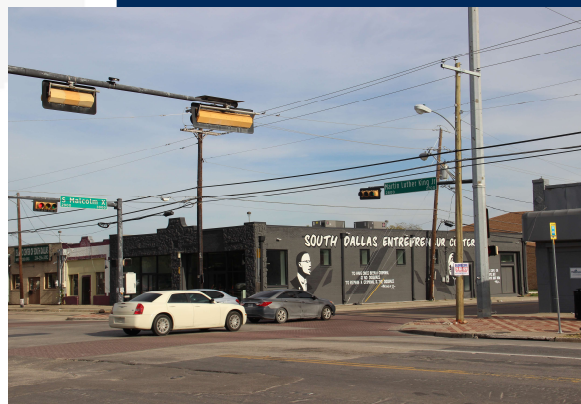
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PD 595

- PD 595 ranks high in authorized hearing prioritization
- Area Plan will guide scope of PD 595 Authorized Hearing
- Other Zoning Considerations:
 - Parking Code Amendments
 - Transit Oriented Development Strategy

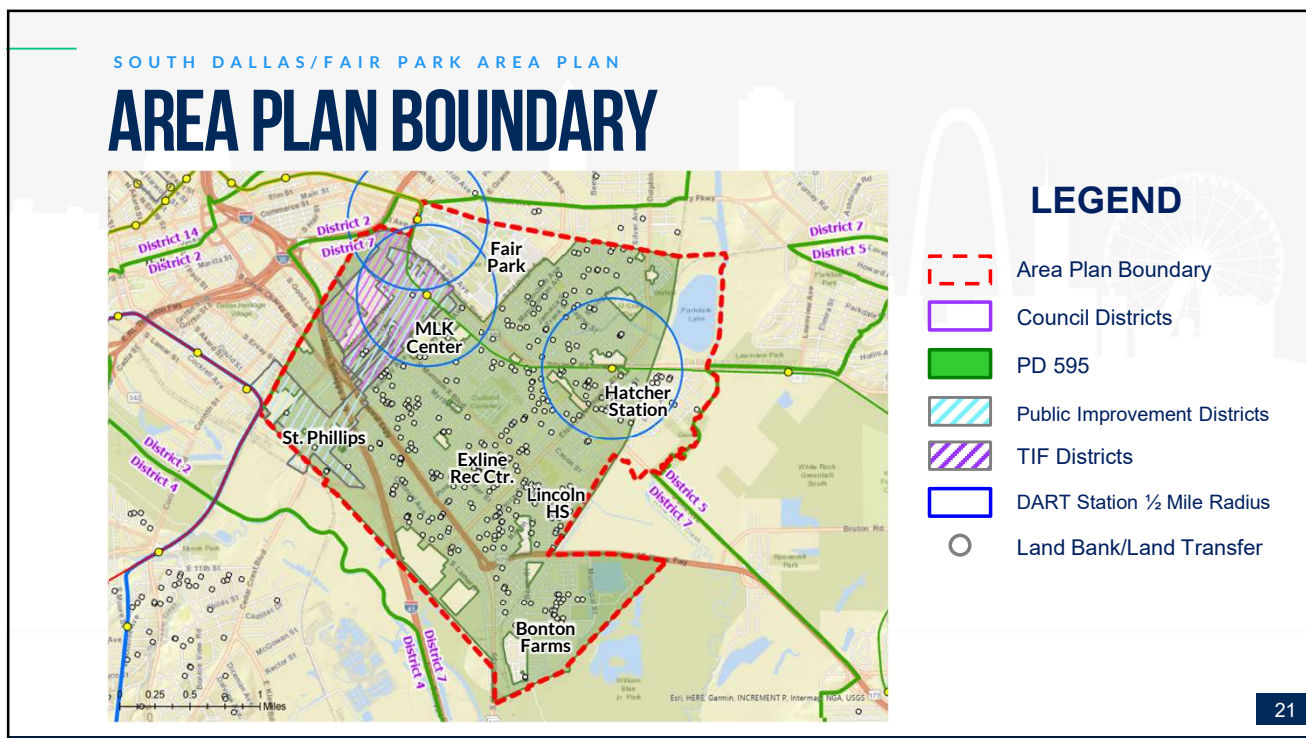


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BURNING ISSUES

- Vacant Lots
- Abandoned Structures
- Housing Investment
- Economic Development
- Homelessness
- Displacement
- Digital Inclusion
- Crime
- Quality of Life (Safety, Public Health)





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WHAT IS YOUR ROLE?

Community

- Actively participate in Area Planning community meetings
- Provide feedback on proposed goals and objectives
- Help promote Area Plan to network and stakeholders
- Participate in ongoing planning efforts

TaskForce

- Provide guidance on scope and priorities for the plan
- Assist with community engagement and outreach
- Provide input/feedback throughout the planning process

City Role

- Facilitate task force meetings and public engagement
- Draft plan guided by task force and community priorities
- Provide data/resources
- Support plan adoption process

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AD-HOC TECHNICAL COMMITTEE

City Departments:

- Integrated Public Safety Solutions
- Economic Development
- Housing & Neighborhood Revitalization
- Transportation
- Arts and Culture
- Bond Dept

- MLKJ Center
- South Dallas Cultural Center
- Resiliency
- Park and Recreation
- Environmental Quality & Sustainability

External Agencies:

- DART
- TXDOT
- NCTCOG
- DHA Housing Solutions
- EPA
- DISD

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AREA PLANNING PROCESS

Year	Month	Activity
2020	June	Project Launch + Scoping
	October	
2021	January	Task Force Meeting
	March	
	June	
	October	
2021	March	Community Engagement
	June	
2021	October	Plan Drafting
	January	
2022	January	City Adoption
	March	
2022	June	Implementation
	October	

WE ARE HERE

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PRELIMINARY SCHEDULE

1 Taskforce	2 Community Engagement	3 Plan Drafting	4 Adoption and Implementation
<p>Meeting #1: November 18, 2020</p> <p>Meeting #2: December 17, 2020</p> <p>Monthly Meetings: TBD</p>	<p>Community Mtg. #1 February 2021</p> <p>Community Mtg. #2 April 2021</p> <p>Community Mtg. #3 September 2021</p>	<p>First Draft August 2021</p> <p>Final Draft December 2021</p>	<p>CPC briefing: January 2022</p> <p>CPC adoption: March 2022</p> <p>Council Briefing: April 2022</p> <p>Council Adoption: June 2022</p>

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ENGAGEMENT STRATEGIES

- Identify influencers and advocates
- Meet with residents and stakeholders
- Host walking tours
- Identify social media and technology platforms
- Surveys
- Polls



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DISCUSSION

- Q&A
- Discussion Topics
 - Selection of Task Force Chair
 - Broad-based Community Engagement



NEXT STEPS

- Next Meeting
 - Preliminary Analysis
 - Focus Issues
 - Planning Scope
- Walking Tours

TASK FORCE MEETING #2:
December 17, 2020

