

FORWARD DALLAS

COMPREHENSIVE LAND USE PLAN UPDATE

ROUNDTABLE DISCUSSION

FwdDallas Project Team

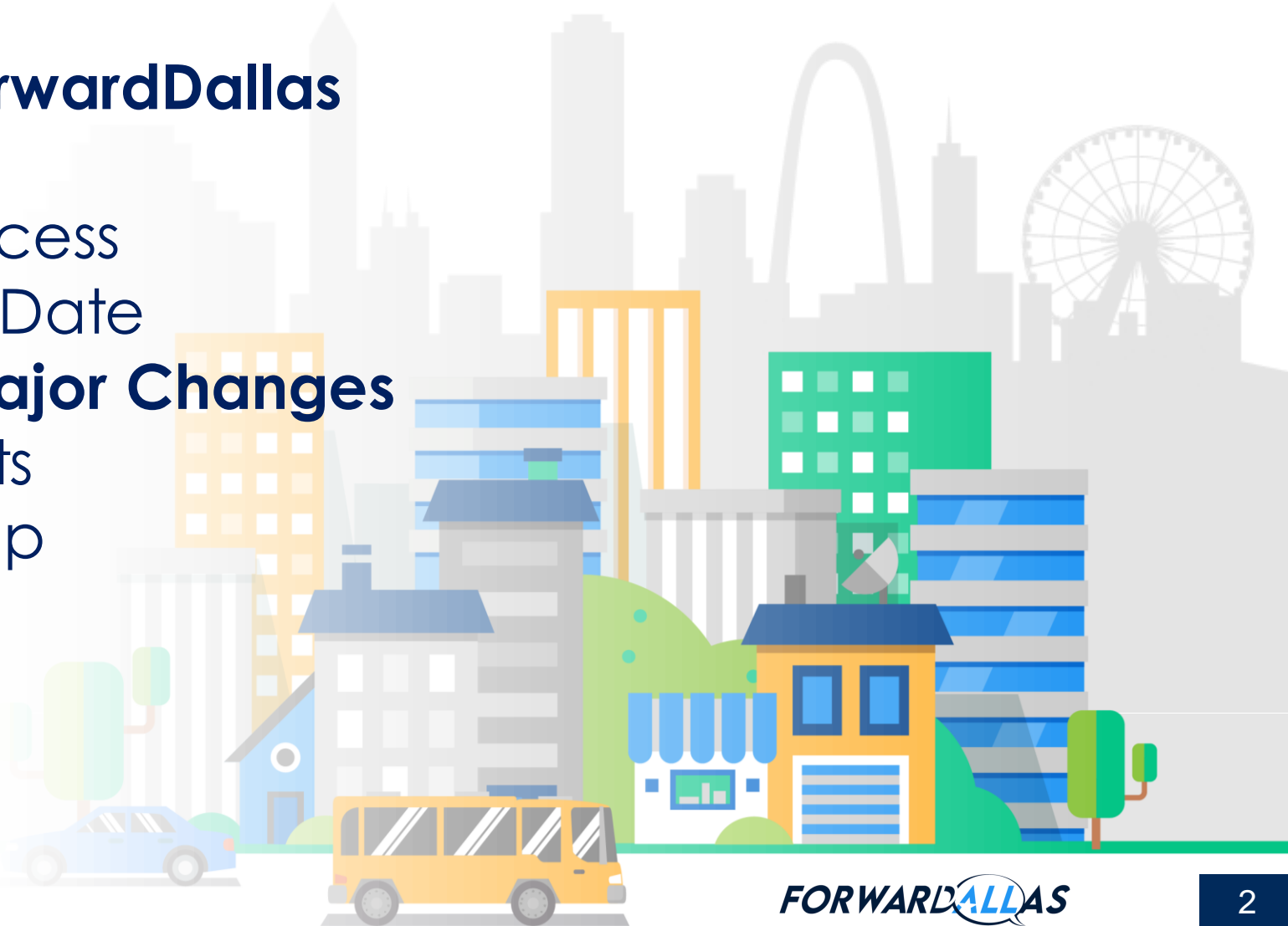
January 2024



FORWARD DALLAS

OUTLINE

- **What is and isn't ForwardDallas**
- **Project Update**
 - Timeline and Process
 - Engagement To Date
- **Draft Overview + Major Changes**
 - Plan Components
 - Placetypes + Map
- **Next Steps**
- **Q&A / Discussion**





WHAT IS AND ISN'T FORWARD DALLAS



WHY FORWARD DALLAS?

Dallas is rapidly growing and is anticipated to continue growing for the foreseeable future. We know change will be happening throughout our city. The city currently doesn't have clear guidance on how neighborhoods can manage that change and be a part of creating the change they want.

ForwardDallas is the first step in providing that guidance by providing a framework to discuss future change, what change should look like, and how appropriate that change should be incorporated.

WHAT IS FORWARD DALLAS?

ForwardDallas is an update to the 2006 Vision Plan. It is **NOT** a zoning document.

WHAT IT IS...



FUTURE LAND USE

Represents the ideal primary activities of land that embody the desired development character within the city.

WHAT IT IS NOT...



ZONING

Rules that regulate how parcels of land are developed.

WHAT IS FORWARD DALLAS?

ForwardDallas does **NOT** call for the elimination of single-family zoning or neighborhoods. It establishes a framework for continued conversation about how to implement the plan, which may include zoning.

WHAT IT IS...



FORWARD DALLAS

Any density suggested in single family communities should be designed to scale, sensitive to the existing context, be incremental, and involve the community through an engagement process.

WHAT IT IS NOT...



ZONING / CODE

All zoning and code changes in the city follows separate processes that includes community engagement.

WHAT IS FORWARD DALLAS?

ForwardDallas does not prescribe one specific answer; it lays out guidance for further discussion and action, all of which will include additional community engagement.

WHAT IT IS...



FORWARD DALLAS

Community engagement and input is an open door and will remain open during this project.

WHAT IT IS NOT...



ZONING / CODE

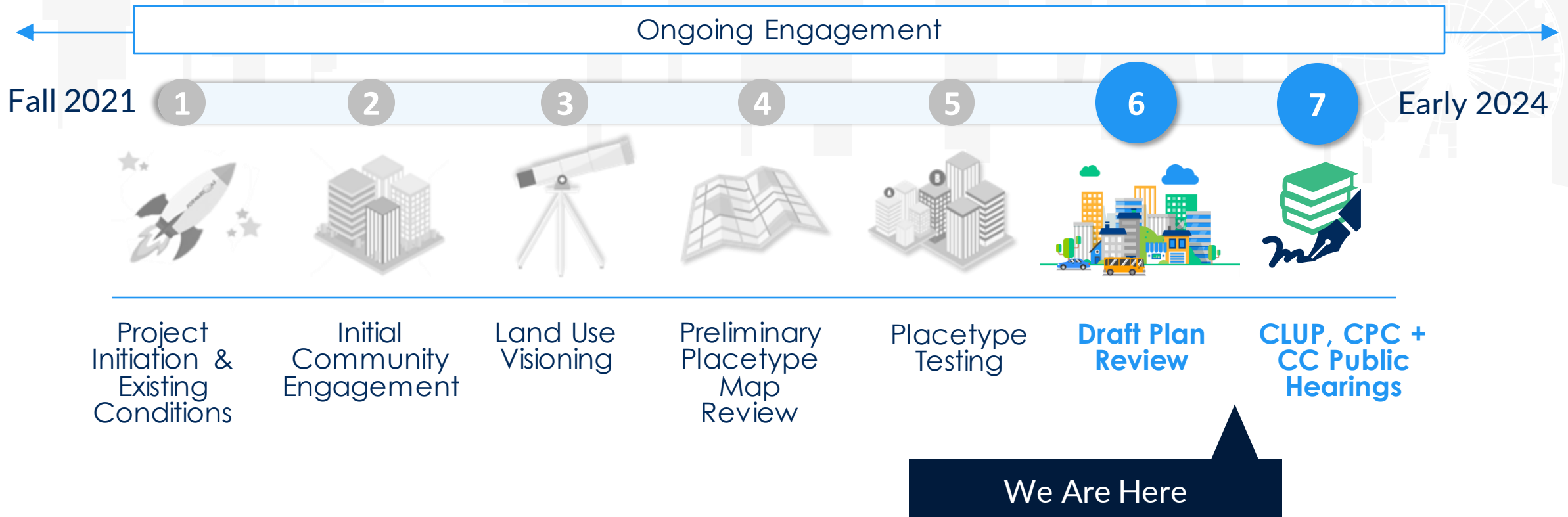
All zoning and code changes in the city follows separate processes that includes community engagement.



PROJECT UPDATE



WHERE ARE WE IN THE PROCESS? (TIMELINE)



ADVISORY MEETINGS: COMPREHENSIVE LAND USE PLAN

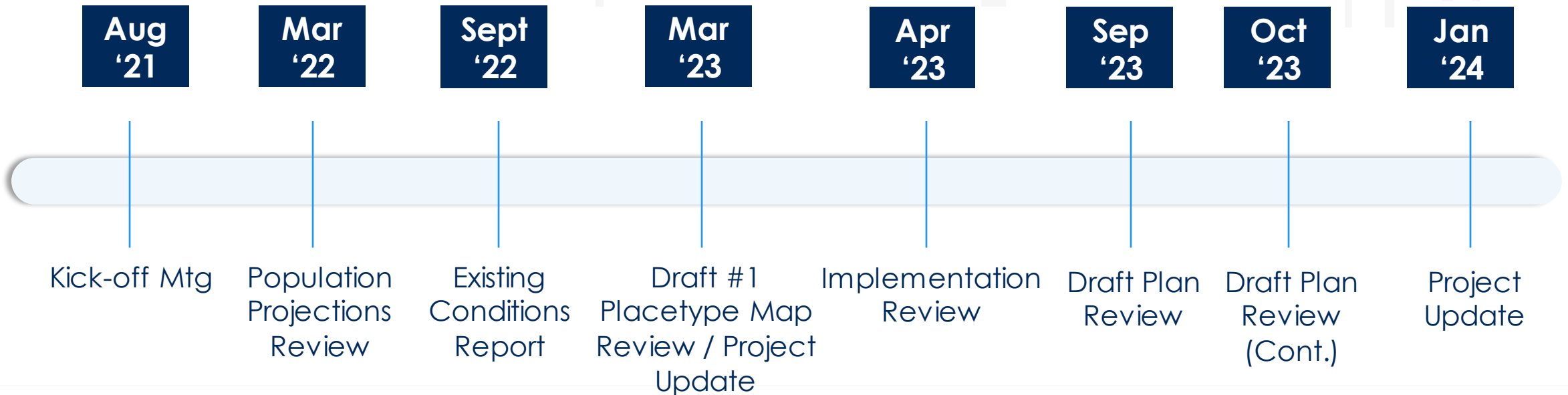
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The Comprehensive Land Use Plan Committee (CLUP) is a standing committee of the City Plan Commission (CPC) that provides oversight during the update process.



ADVISORY MEETINGS: TECHNICAL REVIEW COMMITTEE

The Technical Committee is an ad hoc informal committee intended to provide more technical feedback and guidance on deliverables. They provide a technical perspective and insights on the recommendations of the draft ForwardDallas plan. Technical Committee meetings are not open to the public.



WHAT HAS THE COMMUNITY SAID?



ENVIRONMENTAL QUALITY
 ECONOMIC DEVELOPMENT & REVITALIZATION
 COMMUNITY DESIGN & COMPLETE NEIGHBORHOODS
MOBILITY & CONNECTIVITY
 HOUSING CHOICE & QUALITY
 NEIGHBORHOOD STABILITY
 ENVIRONMENTAL JUSTICE
 DEVELOPMENT PROCESS & PLANNING
 QUALITY OF LIFE



22000+

Interactive Webmap Visits



1000+

In-Person Participants



7900+

Unique Online Users



1600+

Map Comments



170

In-Person Events

Community Themes

As of Jan 2024

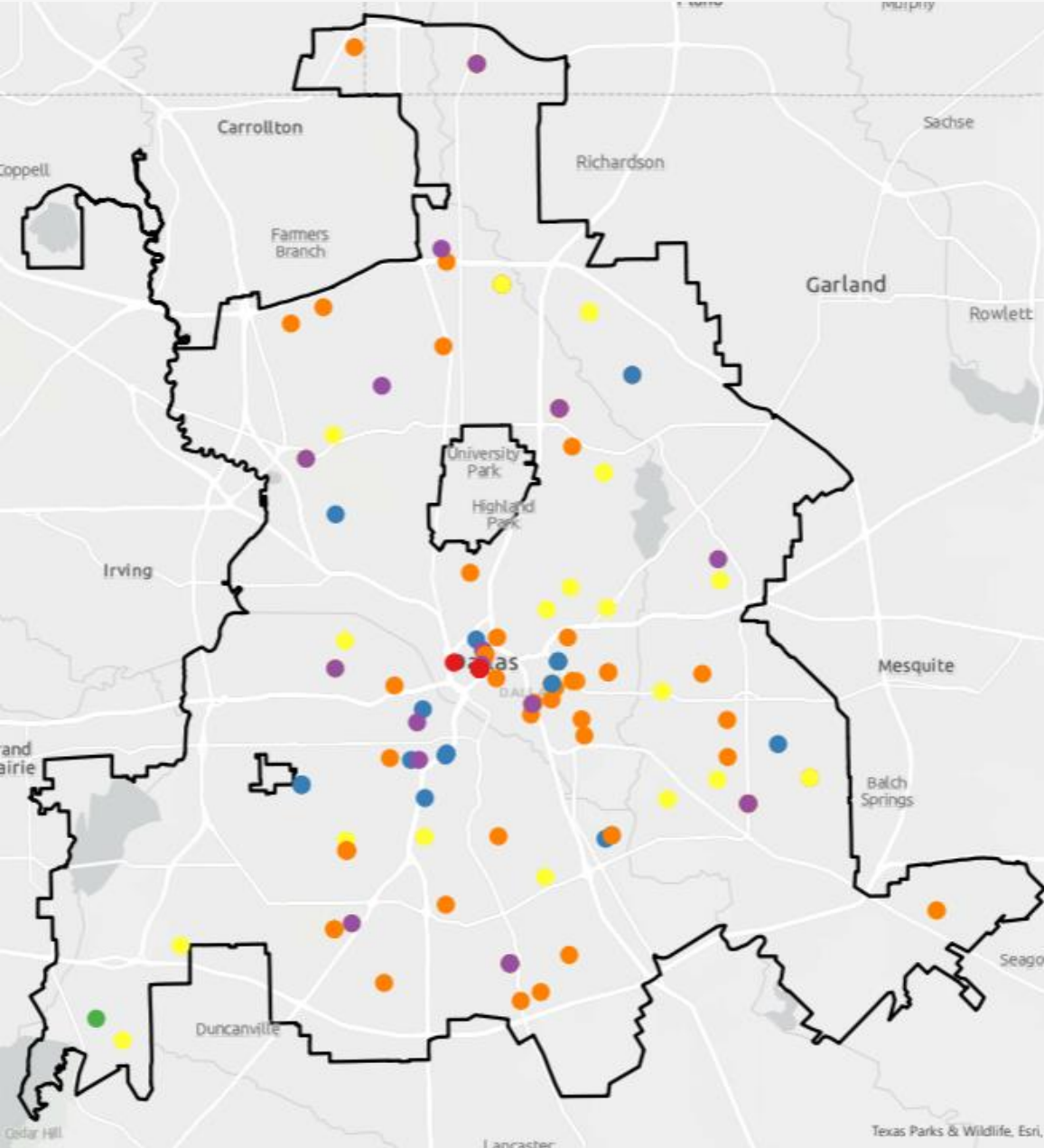
WHERE HAVE WE BEEN IN THE COMMUNITY?

- Advisory
- Capacity Building
- Listening Session / Focus Group
- Open House
- Popup/Table
- Workshop

*Note: Does not include virtual-only events

In Person Engagement Events*

As of Jan 2024





DRAFT PLAN OVERVIEW AND MAJOR UPDATES



MAJOR PLAN COMPONENTS

A



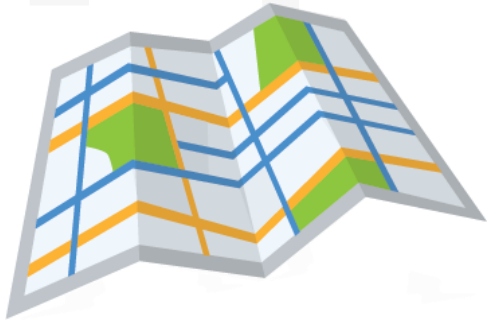
Land Use Themes

B



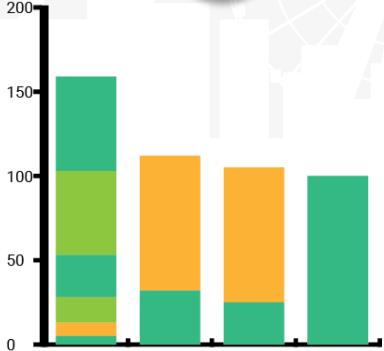
Placetype Descriptions

C



Placetype Map

D



Implementation Plan

LAND USE THEMES

A



Land Use Themes

WHY?



1



Environmental Justice

2



Housing Accessibility

3



Economic Development + Revitalization

4



Transit Oriented Development (TOD) + Connectivity

5



Community + Urban Design

PLACETYPE DESCRIPTIONS

REGIONAL OPEN SPACE

SMALL TOWN RESIDENTIAL

COMMUNITY RESIDENTIAL

CITY RESIDENTIAL

NEIGHBORHOOD / MIXED-USE

COMMUNITY MIXED-USE

REGIONAL / MIXED-USE

CITY CENTER

INSTITUTIONAL CAMPUS / PUBLIC UTILITY

FLEX COMMERCIAL

LOGISTICS / INDUSTRIAL PARK

INDUSTRIAL HUB



COMMUNITY RESIDENTIAL (CR)

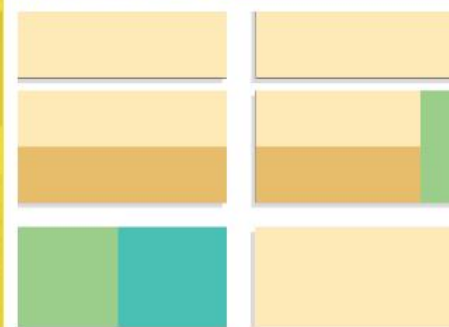
CONTEXT [LEARN MORE \(ECR\)](#)

As Dallas plans for an additional 300,000 residents, careful thought needs to be taken about how the city can gently and equitably add housing in and around existing neighborhoods in a manner that strengthens them. As Dallas plans for an additional 300,000 residents, careful thought needs to be taken about how the city can gently and equitably add housing in and around existing neighborhoods in a manner that strengthens them.



LOCAL EXAMPLES

1. LAKEWOOD
2. WINNETKA HEIGHTS
3. BUCKNER TERRACE
4. QUEEN CITY
5. PRESTONWOOD
6. KIDD SPRINGS
7. ARCADIA PARK



CHARACTER DESCRIPTION

The Community Residential placetype represents the largest percentage of land within Dallas and is primarily made up of single-family homes. Parks, schools, and places of worship are interspersed throughout, providing focal points for community activity. Sensitive integrated missing middle housing, such as duplexes and smaller-scaled multiplexes, provide increased housing choice. Local commercial and office uses, as well as neighborhood-scaled apartments, may also be found, offering convenient access to goods and services, promoting a greater mix of uses, and supporting active, walkable environments. Non-residential and apartment uses are generally located within a 1/2 mile of DART transit stations, near existing activity centers, and within established commercial nodes.

This placetype consists of a few different contexts and scales which impact how and where new housing is accommodated. Neighborhoods developed before 1950 were generally laid out with gridded, interconnected streets while neighborhoods built after 1950 were typically laid out with curvilinear streets, limited interconnectivity, and less-integrated housing types. However, housing diversification within each context is key in meeting the city's housing needs. Both the Neighborhood and Community Mixed Use placetypes complement this placetype, forming a complete community with activities essential to a high-quality of life.

FUTURE LAND USE MIX

PRIMARY USE
 SUPPORTING USE

- | | |
|------------------------|--------------------|
| Agricultural | Lodging |
| Private Open Space | Office |
| Public Open Space | Commercial |
| Single Family Detached | Public Institution |
| Single Family Attached | Transportation |
| Multiplex | Utility |
| Apartments | Light Industrial |
| Mixed Use | Heavy Industrial |



COMMUNITY RESIDENTIAL (CR)



CURVILINEAR

IMAGE PENDING UPDATE



GRIDDED

IMAGE PENDING UPDATE

A. PLACETYPE APPLICATION

CR A-1
 Strategic planning is needed in this placetype to help determine the appropriate mix of land uses and infrastructure improvements to promote multi-modal connectivity within the neighborhood and to surrounding neighborhoods, public spaces, and commercial, and mixed-use areas.

CR A-2
 Key intersections, local commercial areas and areas within a 1/4 of a mile of transit stations may represent the most appropriate opportunities for redevelopment with supporting land uses.

CR A-3
 Properties without structures on them or with in active land uses provide opportunities for gentle in-block infill development, enabling missing middle housing types to be sensitively integrated within the community. Such sites also represent an opportunity for additional local parks and open space amenities.

THEME CONNECTIONS



CR A-4
 Any redevelopment of existing multi-unit buildings should establish a plan to avoid displacement due to redevelopment, including allowing more units in return for greater affordability.

CR A-5
 Changes to areas within Community Residential neighborhoods should be incremental and sensitive to the existing context, and include inclusive community engagement efforts.

B. ADJACENCIES

CR B-1
 Commercial areas, including retail mixed-use development, should be located at key intersections and along major roadways

CR B-2
 Housing such as duplexes, townhomes, and multi-plex should be designed to complement the scale and character of the surrounding neighborhood.

CR B-3
 The Industrial Hub Placetype should not be adjacent to this placetype.

CR B-4
 Placetypes adjacent to this placetype should match the low-rise scale of this placetype at or along the adjacency before rising to mid or high rise.

U. URBAN DESIGN ELEMENTS

MOBILITY + ACCESS

1 Supporting commercial areas should be designed to promote walkability including enhanced sidewalks, street trees and landscaping, minimal curb cuts, and pedestrian-scaled lighting.

2 Establish a comprehensive pedestrian network, emphasizing connections to transit routes, commercial areas, schools, and parks.

GREEN + OPEN SPACE

3 Plant parkways and private yards with shade trees to expand the urban forest and improve neighborhood character.

4 Front and rear yards serve as private open spaces. Application can vary but it should be generally consistent throughout this placetype

5 Increased side and rear yards can serve as transitions between different housing types and commercial developments.

C. CURVILINEAR GRIDDED BOTH

STREETSCAPE + PARKING

6 Consider shared parking spaces, including the prioritization of street parking, that can serve both residential and business needs.

7 Incorporate green spaces and landscaping within and around parking areas to enhance the aesthetic appeal of the neighborhood and to reduce the visual impact of parking structures.

8 In adjacent commercial and mixed-use developments, parking and service areas should be oriented toward the rear of the buildings to promote a more walkable environment and provide a buffer to adjacent residential areas.

9 Place surface parking at the rear or interior of the lot and include active ground-floor uses in parking garages to enhance the pedestrian experience

BUILDING FORM + CHARACTER

10 Establish compact blocks and locate buildings toward the front property line with alleyways or side-loaded garages to provide a welcoming walking environment.

11 Anchor neighborhoods with local-serving commercial nodes.

12 Infill development should be context-sensitive, and building scale, height and massing should complement existing buildings.

13 Attention should be given to building height, orientation, architectural style, and setback to ensure new structures fit into existing neighborhood context

14 All structures should be low rise structures within this placetype. The tallest low rise structures should be oriented to major streets, adjacent to mixed use placetypes or adjacent to other taller low rise structures.



FLEX COMMERCIAL (FC)

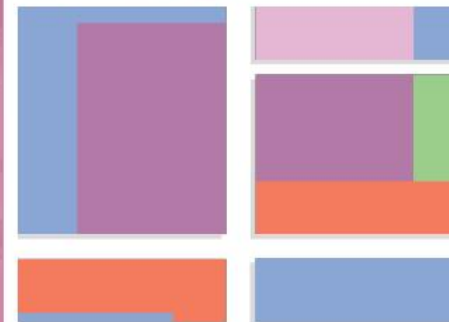
CONTEXT [LEARN MORE \(ECR\)](#)

The City of Dallas has nearly 70,000 acres of residential land (32% of city land) of which almost 5,200 acres (2%) is within a 500ft buffer of an industrial zoned district.¹ The Flex Commercial placetype plays a role in signaling the transition away from these incompatibilities.

¹ ForwardDallas Existing Conditions Report



- LOCAL EXAMPLES**
1. LBJ SKILLMAN
 2. STEMMONS INDUSTRIAL CORRIDOR
 3. I-45 CORRIDOR

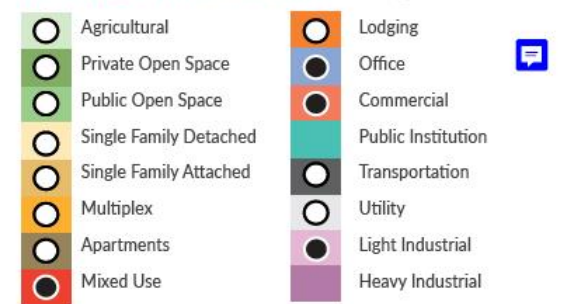


CHARACTER DESCRIPTION

The Flex Commercial placetype is a mixture of general commercial, limited logistical, smaller-scaled light industrial uses, and employment centers. Limited residential and retail areas may complement the employment focus of the area. This placetype plays a role in signaling the transition from heavier industrial uses to provide more compatible and less impactful land uses surrounding residential communities and environmental resources. Further incompatible industrial proximities to residential should not occur within this placetype and new development should address existing incompatibilities.

Buildings within the Flex Commercial placetype should be designed intentionally and built to be versatile to accommodate a mix of uses at one time or as uses transition from another, including office, research, athletic spaces, warehouse and light productions. A limited number of live/work units may also be accommodated within this placetype to meet the rise in the need for affordable, flexible spaces for artists, artisans and creative manufacturing. New buildings and enhancements to existing buildings should have an increased emphasis on how buildings interact with public right-of-way, incorporating a more pedestrian friendly environment that includes quality landscaping, connected sidewalks and amenities such as benches, shade structures, and street trees. Reinvestment is encouraged to repurpose existing buildings and maximize the use of existing infrastructure.

FUTURE LAND USE MIX





LOGISTICS / INDUSTRIAL PARK (LP)

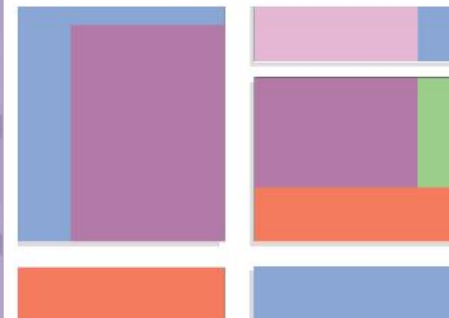
CONTEXT [LEARN MORE \(ECR\)](#)

[Heavy] transportation and infrastructure systems are critical to the movement of goods which power the economy. ¹ Properly aligning logistics-oriented land uses to these transportation networks, while also preventing encroachment into residential communities, is key to locating Logistics/Industrial Parks throughout the city.

1 ForwardDallas Existing Conditions Report



- LOCAL EXAMPLES**
1. SOUTHPORT (SOUTH DALLAS INLAND PORT)
 2. AGILE PORT
 3. STEMMONS INDUSTRIAL CORRIDOR
 4. WEST DALLAS INDUSTRIAL PARK

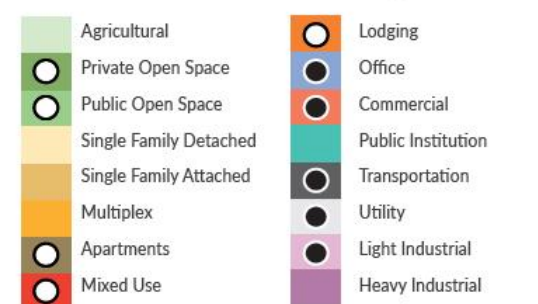


CHARACTER DESCRIPTION

The **Logistics/Industrial Park** placetype consists of areas identified for wholesale, large distribution areas, and storage uses focused on production and employment. **Logistics/Industrial Park** areas represent significant employment assets providing space for innovation, employment, and the potential for upward mobility for Dallas' skilled workers. Clean and more sustainable practices that reduce adverse environmental impacts on human health and wildlife will ensure the viability of the **Logistics/Industrial Park** placetype and augment its beneficial economic role.

The efficient movement of freight through Dallas to the rest of the country is crucial to the success of the **Logistics/Industrial Park** placetype. These areas are generally comprised of large, contiguous parcels that are often self-contained. Access to major roadways, freeways, freight rail, and airports should be prioritized. To accommodate freight traffic and parking for employees, buildings within the **Logistics/Industrial Park** placetype have large surface parking areas for cars and trucks as well as wider streets and intersections. Roadway and access planning is critical to the future of this land use given the increased truck traffic that results from these uses. Public **transportation, sidewalks, and trail** connections **focus** on connecting employees to employee and customer entrances and parking and drop-off areas.

FUTURE LAND USE MIX





INDUSTRIAL HUB (IH)

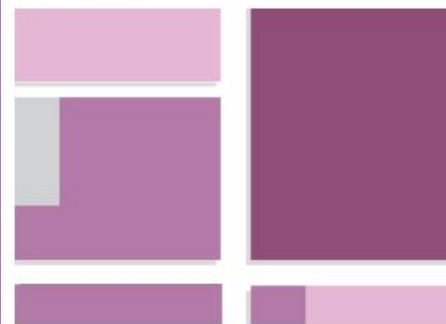
CONTEXT [LEARN MORE \(ECR\)](#)

The strategic location of this placetype aims to address the historic inequitable location of industrial land uses and their adjacency to residential communities of color while providing critical infrastructure support and job creation.



LOCAL EXAMPLES

1. MCCOMMAS LANDFILL
2. STEMMONS INDUSTRIAL CORRIDOR

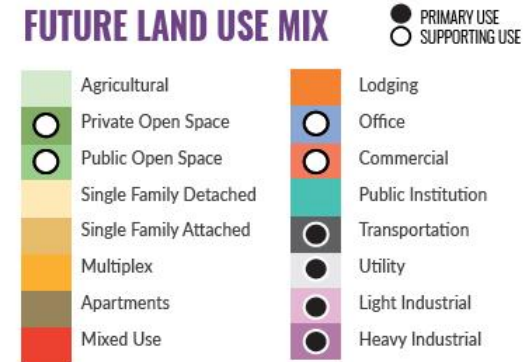


CHARACTER DESCRIPTION

The Industrial Hub placetype comprises areas identified for heavy industrial production, construction related functions, and hazardous material storage. Residential uses are not compatible and should not be located in these areas. Potentially incompatible, but necessary, industrial uses such as asphalt batch plants, bulk processing, waste collection, and salvage facilities are contained in this placetype. The strategic and equitable location of this placetype within the city aims to address historic residential adjacencies while providing critical infrastructure support and job creation.

Structures and buildings within Industrial Hubs often have large footprints with significant land needs for equipment and material storage. Large surface parking areas for cars and trucks, as well as wider streets and intersections, should be thoughtfully designed to minimally impact the environment. With the common conveyance of heavy machinery and freight traffic in this placetype, appropriately designed roadway networks, sufficient infrastructure, and access to major transportation hubs and corridors should be prioritized.

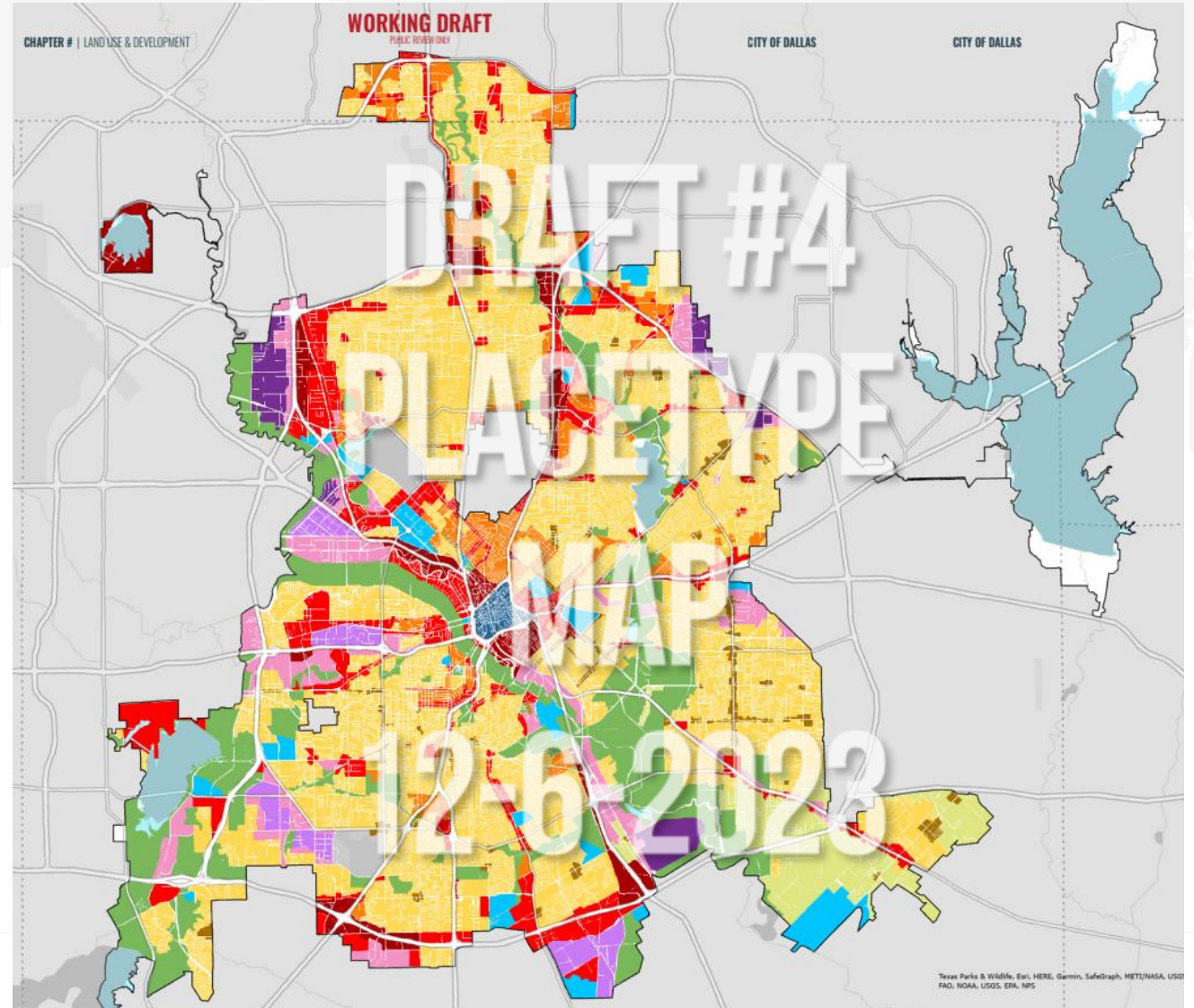
FUTURE LAND USE MIX



PLACETYPE MAP

Draft #4 ForwardDallas Placetype Map

- Regional Open Space
- Small Town Residential
- Community Residential
- City / Urban Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- City Center / Urban Core
- Institutional Campus / Special Purpose
- Flex Commercial
- Logistics / Industrial Park
- Industrial Hub





NEXT STEPS



WHAT'S NEXT?

We Are Here

Ongoing Engagement

Fall 2021

1

2

3

4

5

6

7

2024



Project
Initiation &
Existing
Conditions

Initial
Community
Engagement

Land Use
Visioning

Preliminary
Placetype
Map
Review

Placetype
Testing

Draft Plan
Review

CLUP, CPC +
CC Public
Hearings

1. Roundtable Discussions – **Early 2024**
2. Refinement of Implementation Plan – **Early 2024**
3. CPC Review and Public Hearings – **Feb 2024**
4. Council Public Hearings – **Before June 2024**



STAY CONNECTED

1

Check our website



DallasCityHall.com/ForwardDallas

2

Sign up to be notified



<https://bit.ly/fdstayinformed>

3

Interactive Map



<https://bit.ly/fdcommentmap>

4

Meet with Us

Invite ForwardDallas staff to events you're hosting in your community so that we can share information about the Comprehensive Land Use Plan update.

5

Upcoming Public Briefings + Hearings

Tune in virtually or in person to the upcoming City Plan Commission public hearings and briefings. Updated scheduled to be posted online.

6

Open Call



PUD@Dallas.gov

214-671-8900

7

Follow and Promote Us

@DALLASPLANUD



● ● ●
Q+A



FORWARD DALLAS

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ROUNDTABLE DISCUSSION THANK YOU!

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January 2024



FORWARD DALLAS