

# SOUTH DALLAS/FAIR PARK

AREA PLANNING

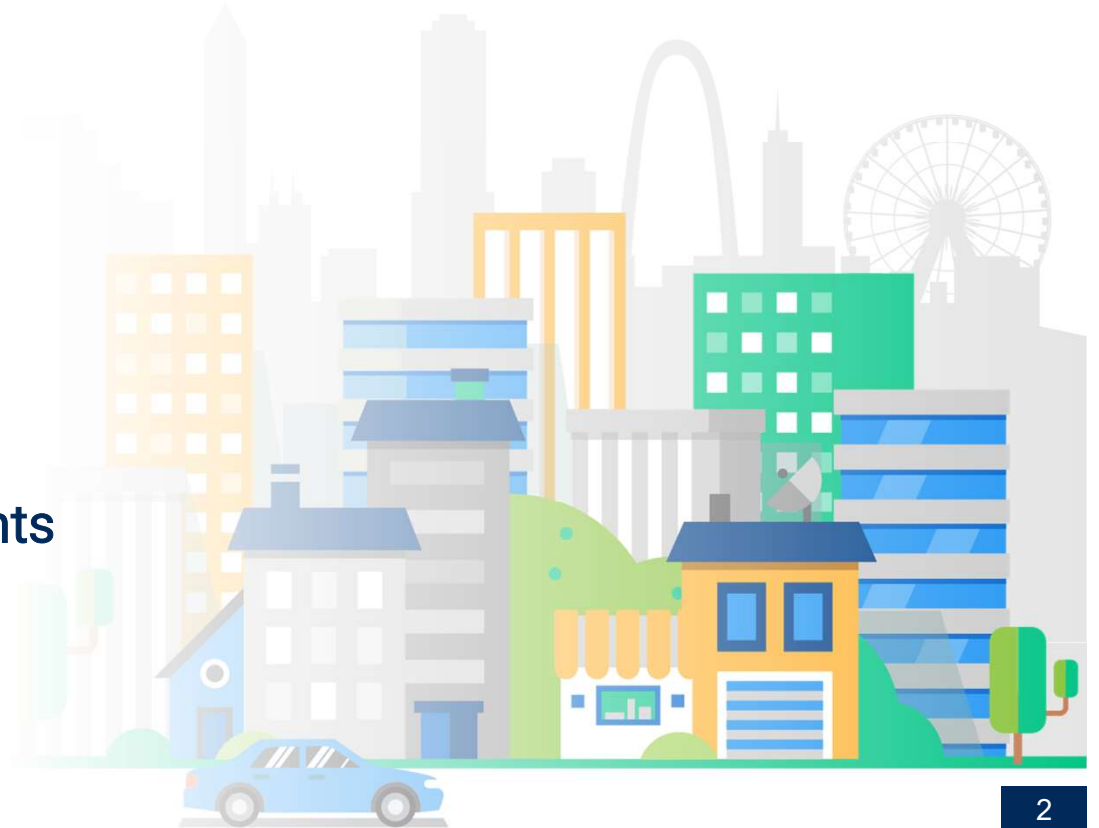
## TASK FORCE MEETING

April 26, 2022



# AGENDA

- Welcome & Recap
- Focus Area Prioritization
- Discussion
- Engagement Next Steps
- Community Announcements





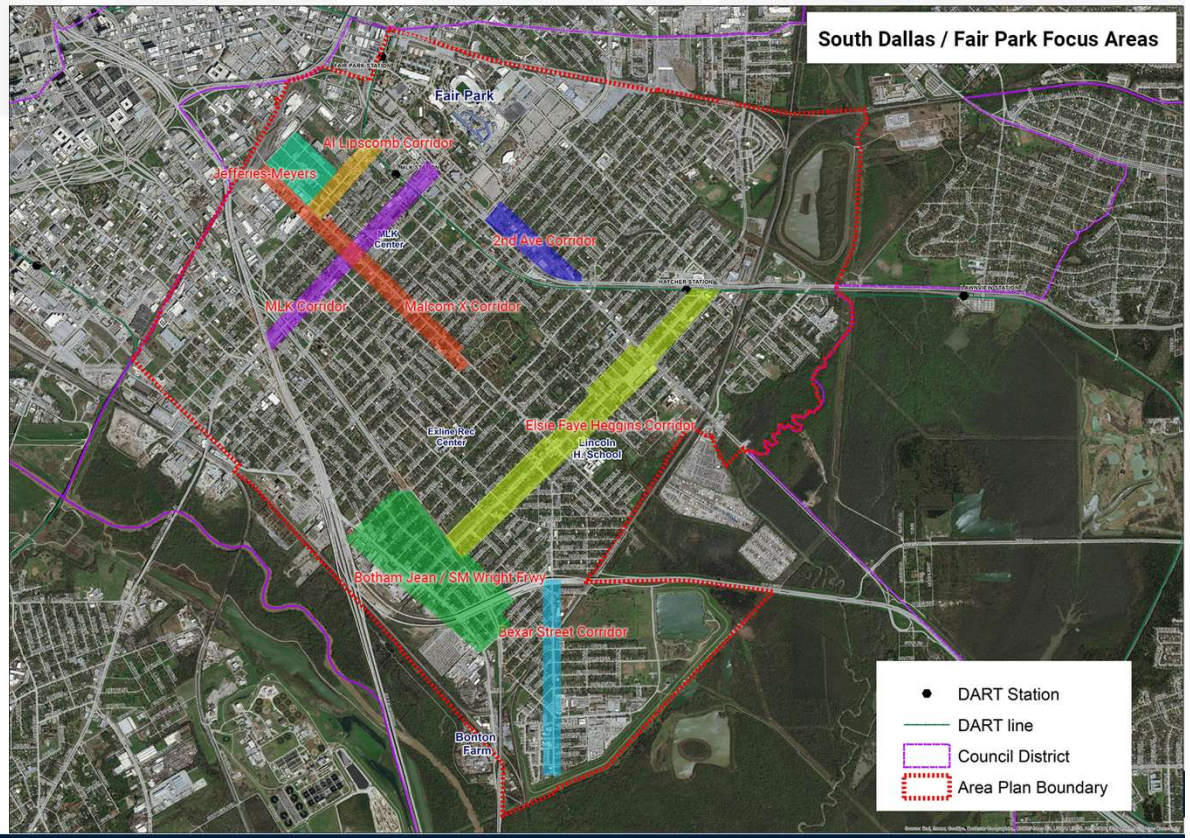
SOUTH DALLAS/FAIR PARK AREA PLAN

# FOCUS AREAS

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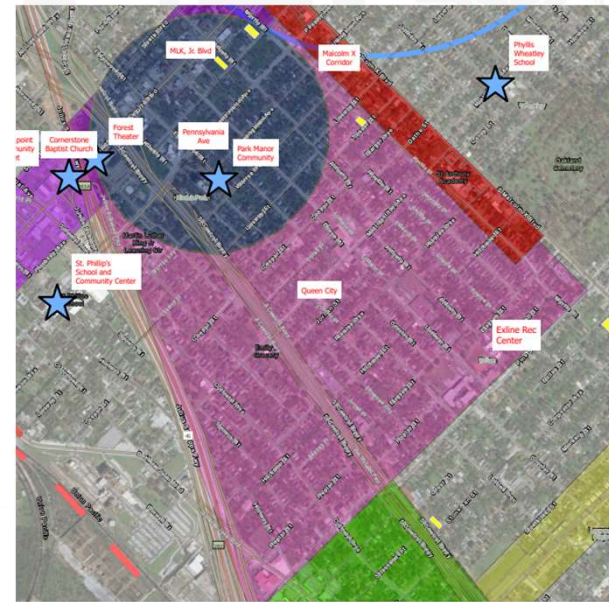
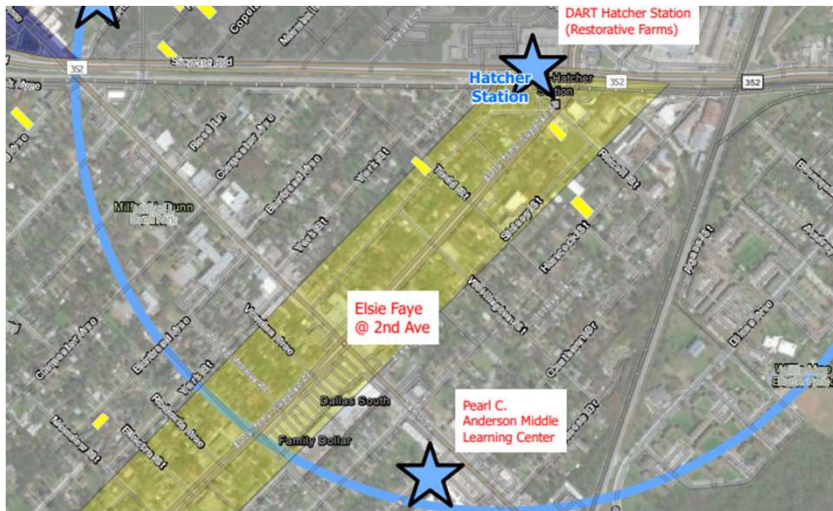
# FOCUS AREAS - DISCUSSION ONLY

- 2<sup>nd</sup> Avenue
- Al Lipscomb Way/Malcolm X
- Bexar Street Corridor
- Botham Jean / SM Wright Frwy
- Elsie Faye Heggins / I175
- Malcolm X Corridor
- MLK Jr. Blvd / Malcolm X
- MLK Jr. DART Station



# FOCUS AREAS - DISCUSSION ONLY

- Elsie Faye Heggins/  
2nd Ave
- Pennsylvania / I175
- Queen City



# FOCUS AREA CONVERSATION

- Prioritize 3-5 focus areas
- What is the vision for the focus area?
- Does the focus area align with guiding principles?
- What assets should be leveraged?
- 3-5 Year Timeline for Implementation
- S.M.A.R.T. GOAL Approach -
  - Specific, Measurable, Actionable, Realistic, Timely



SOUTH DALLAS/FAIR PARK AREA PLAN

# GUIDING PRINCIPLES

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# GUIDING PRINCIPLES



Land Use



Housing



Eco Dev



Infrastructure



History/  
Culture



Wellbeing

This plan will be a guide for:

- **Implementation:** this plan will lead to action and sustainable impact
- **Balanced Development:** between growth and land values for current property owners
- **The Citywide Vision:** SD/FP will be incorporated into the broader ForwardDallas vision
- **Residents and Businesses:** the community will be informed about City initiatives impacting SD/FP
- **Resources:** this plan will help identify and leverage public and private funding



## GUIDING PRINCIPALS: LAND USE + ZONING



- Amend land use policy and zoning regulations that address incompatibility between uses and promote vibrant neighborhoods and thriving commercial corridors.
- Repurpose vacant and/or underutilized land to a use that contributes positively to the surrounding area.
- Review locations within existing neighborhoods where different housing types, including tiny homes and small multi-plexes (ex: duplex, triplex, 4-plex), may be appropriate to ensure housing choice for people of all ages and income levels.

## GUIDING PRINCIPALS: HOUSING



- Ease displacement pressure on existing residents while creating diverse housing options for new residents.
- Align opportunities for new housing development with the needs of diverse residents, considering incomes, age and diverse family needs.
- Preserve existing housing stock for current homeowners and renters and improve code compliance for unsafe or unmaintained buildings.
- Establish design guidelines for new residential development that respects the context of traditional area development and provides amenities for current and future residents. New development should add value to the existing neighborhood.

# GUIDING PRINCIPALS: ECONOMIC DEVELOPMENT



- Pursue catalytic opportunities for commercial and residential development and redevelopment.
- Promote small businesses and neighborhood-focused businesses to establish SD/FP as a destination.
- Encourage businesses that are compatible with surrounding residences.
- Foster creation of walkable commercial corridors with small businesses, green spaces, pocket parks and recreation.

## GUIDING PRINCIPALS: INFRASTRUCTURE



- Weave neighborhoods together by connected streets, sidewalks, access to goods & services and community gathering spaces.
- Increase lighting, safety and police visibility to improve area's image and aesthetic appeal.
- Strategically deploy and monitor City investment: Bond Program, CDBG, Parks, Transportation and Public Works.
- Improve street design & connectivity within the planning area.
- Improve broadband access throughout the area.
- Protect the area from flooding.
- Improve air quality.

# GUIDING PRINCIPALS: COMMUNITY WELLBEING



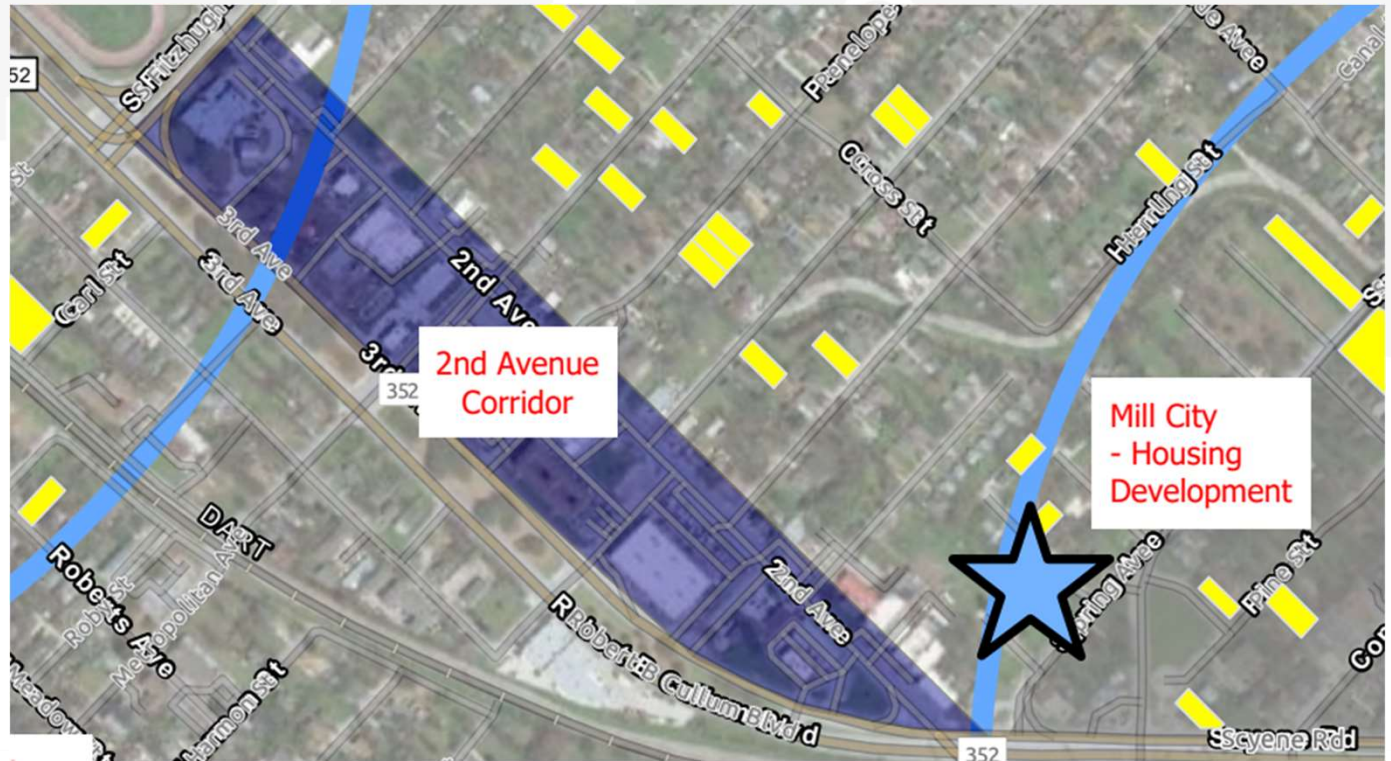
- Implement land use policies, tools, and incentives that support improved health, safety, and quality of life for residents.
- Promote parks, trails and connections to those parks and trails.
- Incentivize access to healthy food stores.

# GUIDING PRINCIPALS: HISTORY/CULTURE



- Protect, support, and celebrate SD/FP history, culture, people, and architecture.
- Promote urban design that respects the historic design and architecture of the area.
- Promote and support community spaces that celebrate the community's history.
- Support local small businesses and entrepreneurs, especially along cultural corridors such as 2<sup>nd</sup> Avenue, MLK, Jr and Malcolm X.

# 2<sup>nd</sup> Avenue



# Al Lipscomb Way/ Malcolm X





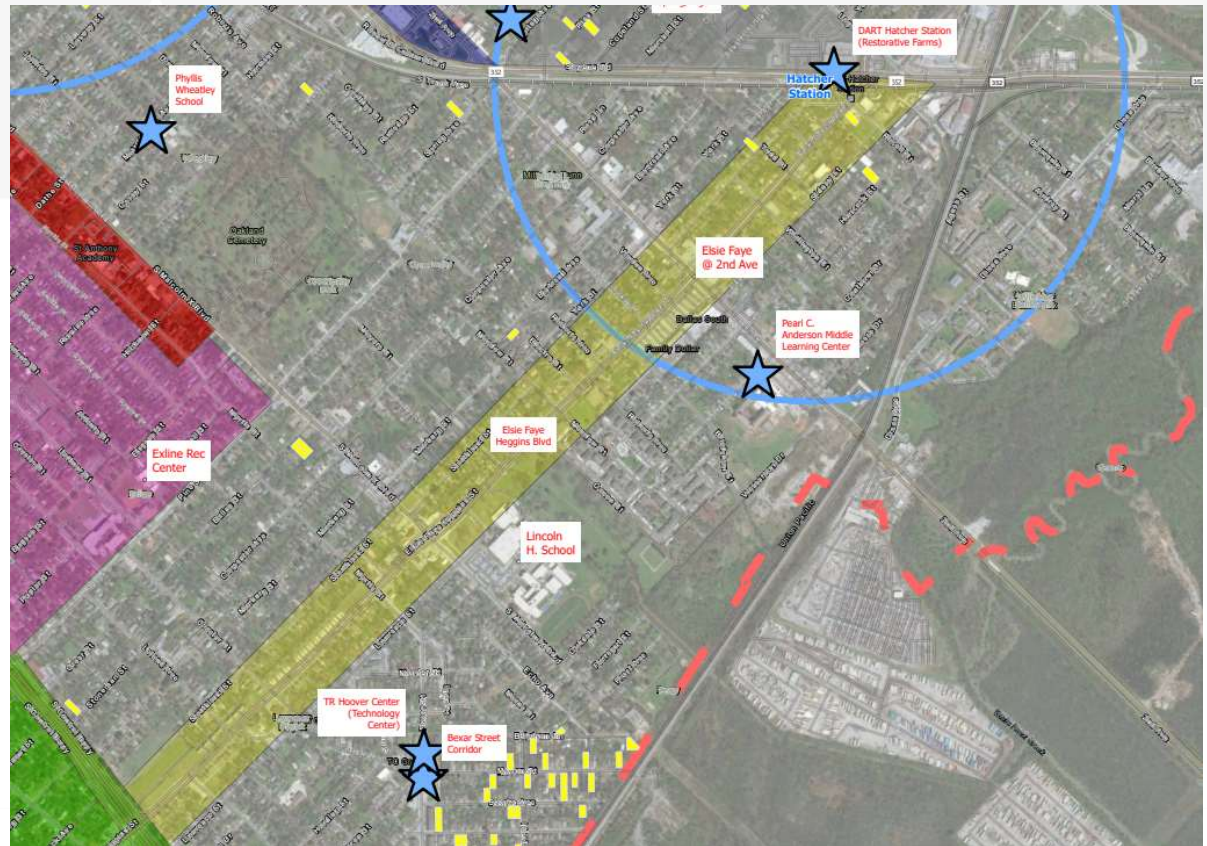
# Bexar Street Corridor



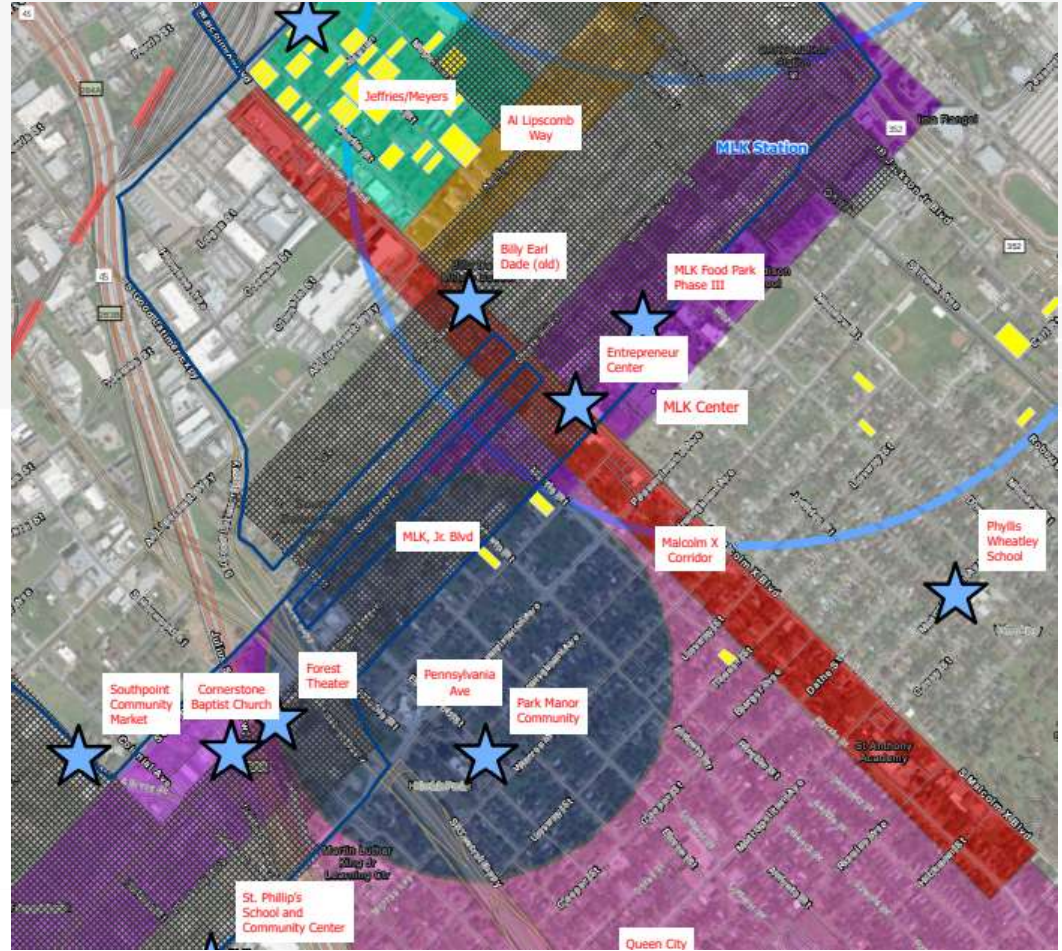
# Botham Jean / SM Wright Frwy



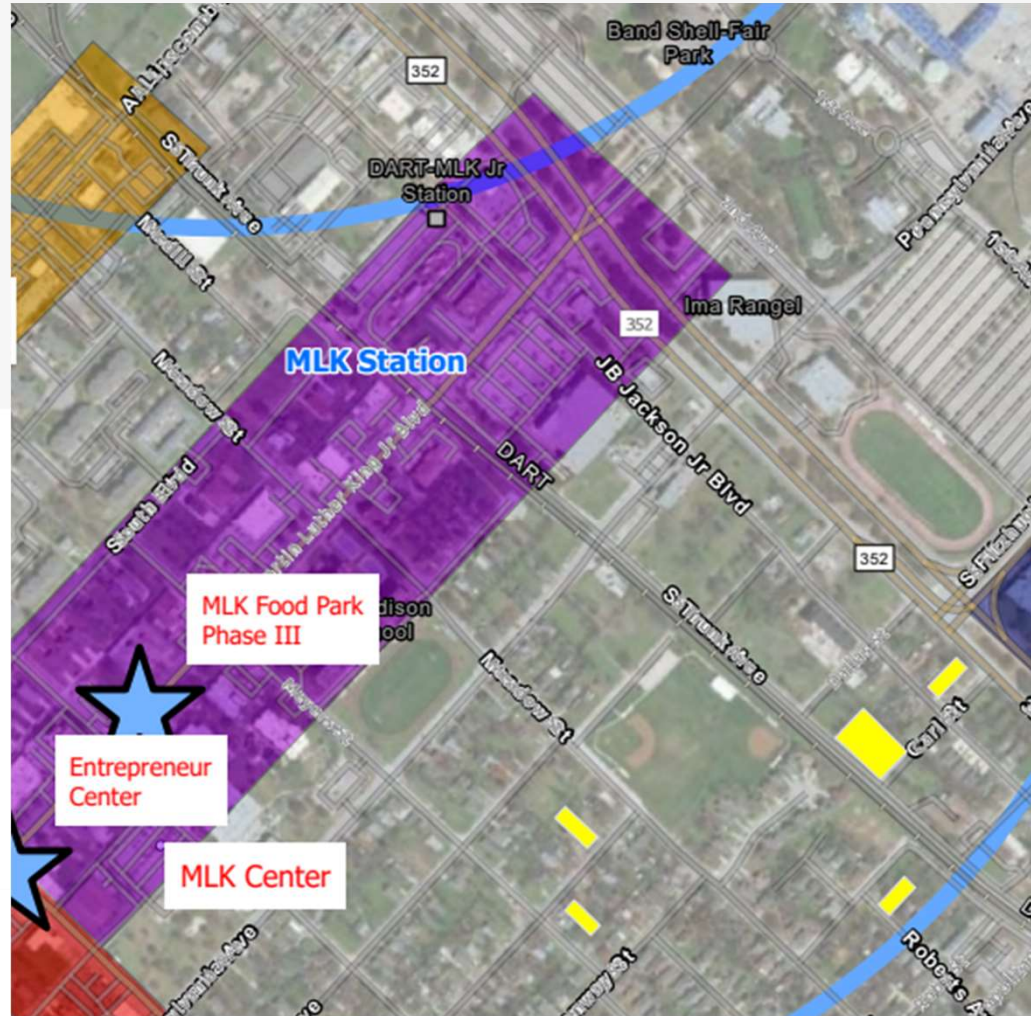
# Elsie Faye Heggins/I 175



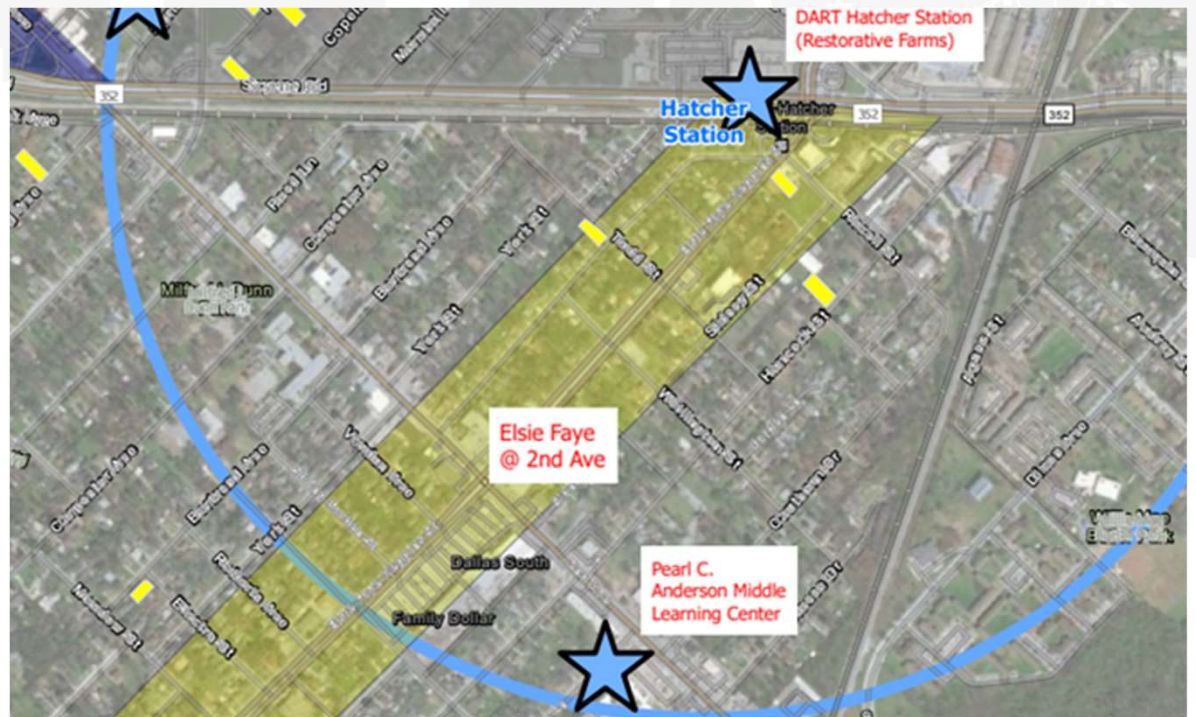
# Malcolm X Corridor MLK Jr. Blvd / Malcolm X



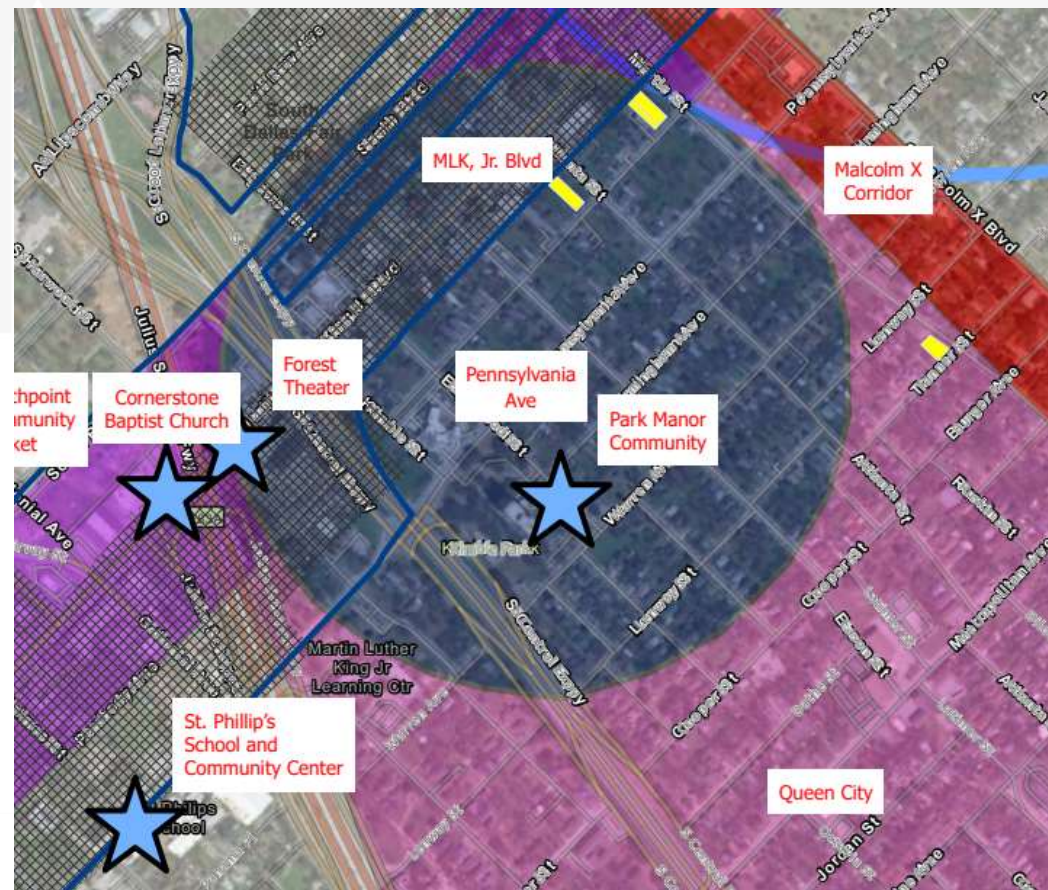
# MLK DART Station



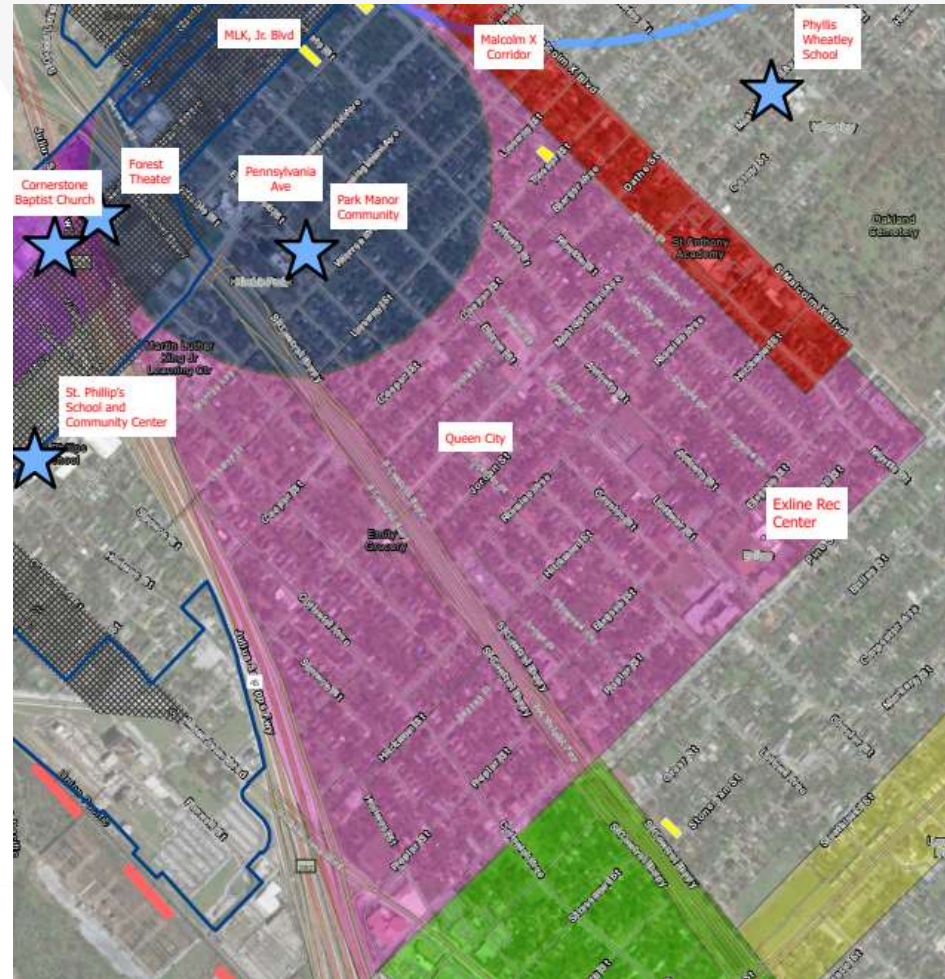
# Elsie Faye Heggins/ 2<sup>nd</sup> Avenue



# Pennsylvania / I 175



# Queen City

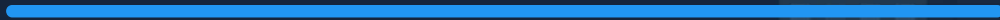






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# TIMELINE



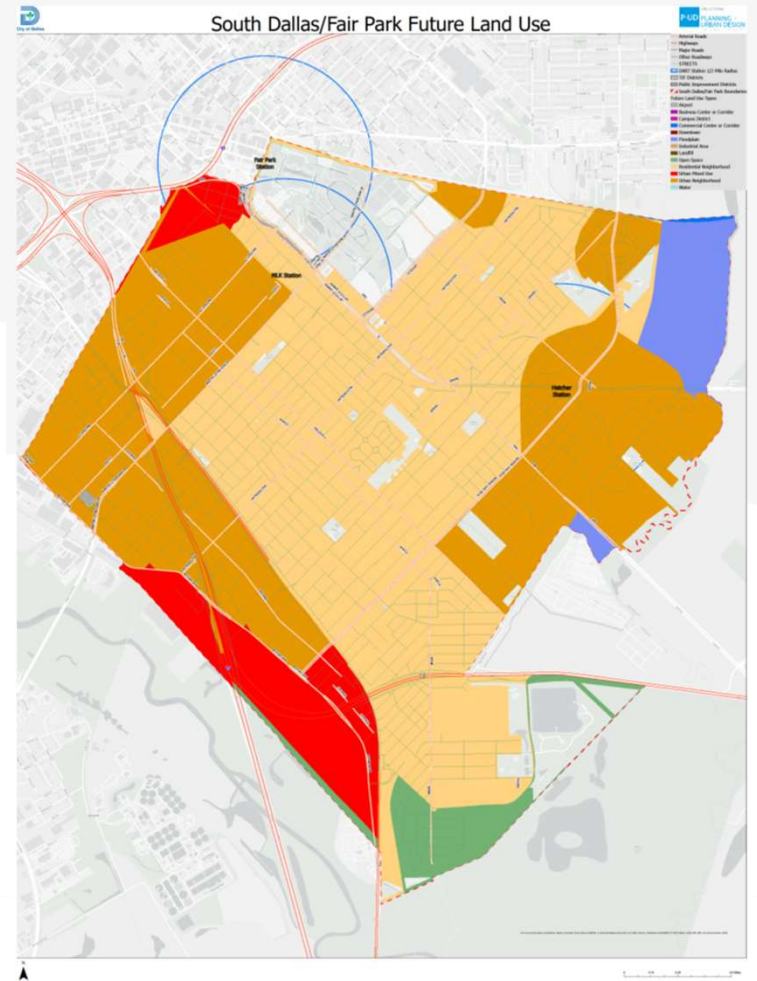
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# PD595 SUBCOMMITTEE

## MEETINGS

May 11, 2022  
June 15, 2022

4pm  
Teams



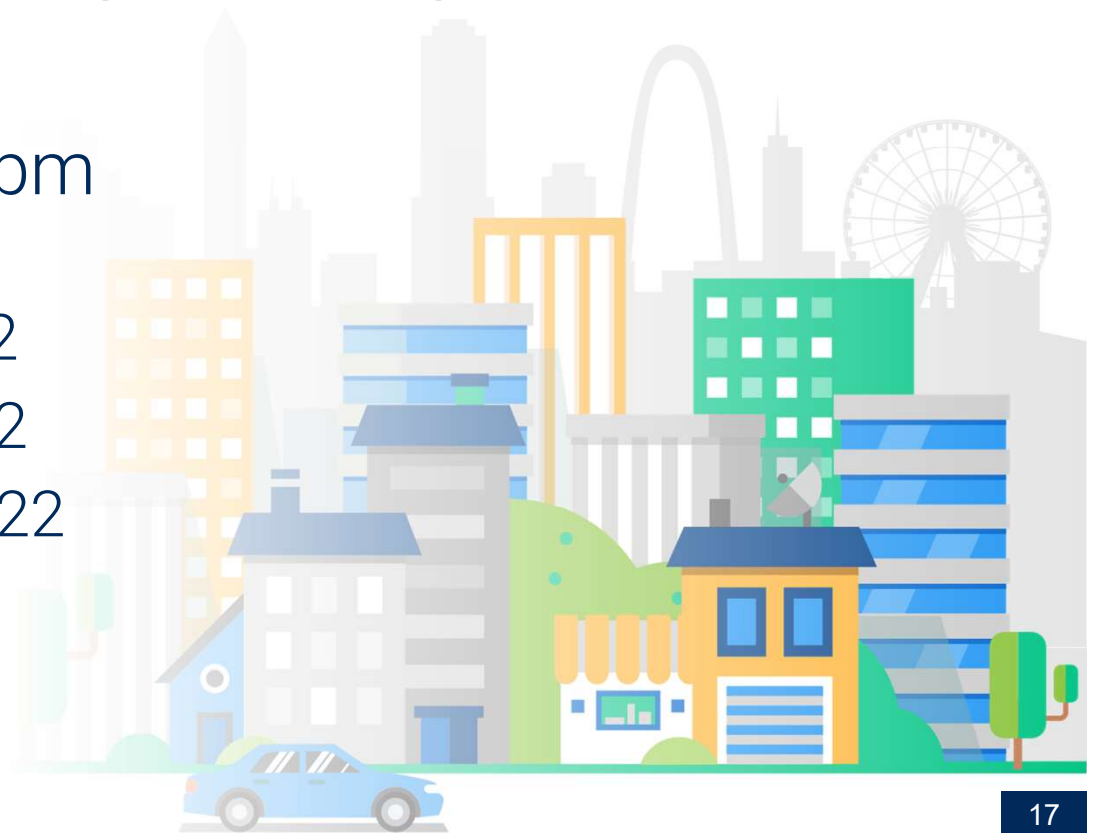
# UPCOMING TASKFORCE DATES

Tuesday @ 6pm

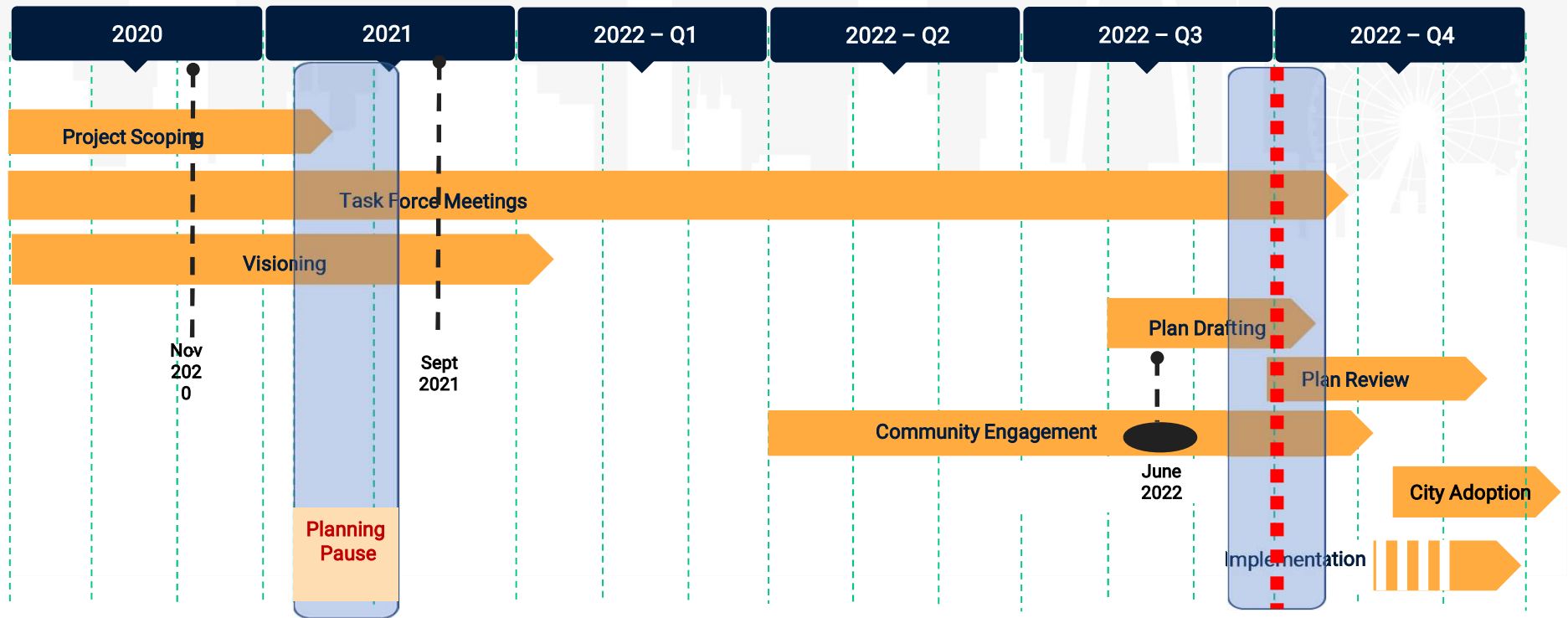
May 24, 2022

June 21, 2022

August 23, 2022



# AREA PLANNING PROCESS



# SMALL BUSINESS CENTER



## IS YOUR FOOD SERVICE BUSINESS LOCATED IN SOUTH DALLAS FAIR PARK?

Join us at the Martin Luther King Jr. Center, Saturday, April 30th at 10:00 a.m. for an information session to learn about the City of Dallas Small Business Center's Capital Funding opportunities!

Saturday, April 30, 2022

2922 Martin Luther King Jr Blvd,  
Dallas, TX 75215  
10:00 a.m. to 11:45 a.m.



For more information, please visit  
[www.SourceDallas.org](http://www.SourceDallas.org)



**SBC**  
SMALL BUSINESS  
CENTER  
**NonProfit  
Information  
and Resource  
Session**

City of Dallas Small Business Center  
Presenters



Regina Onyeibe



DeNita Lacking-Quinn

**Larry Johnson Recreation Center**  
3700 Dixon Ave  
Dallas, TX 75210  
**THURSDAY, APRIL 28, 2022**  
6:00 P.M. - 7:00 P.M.

Powered By:

