

A PRESENTATION TO MAYOR LEPPERT

South Dallas Action Plan, Dallas, Texas

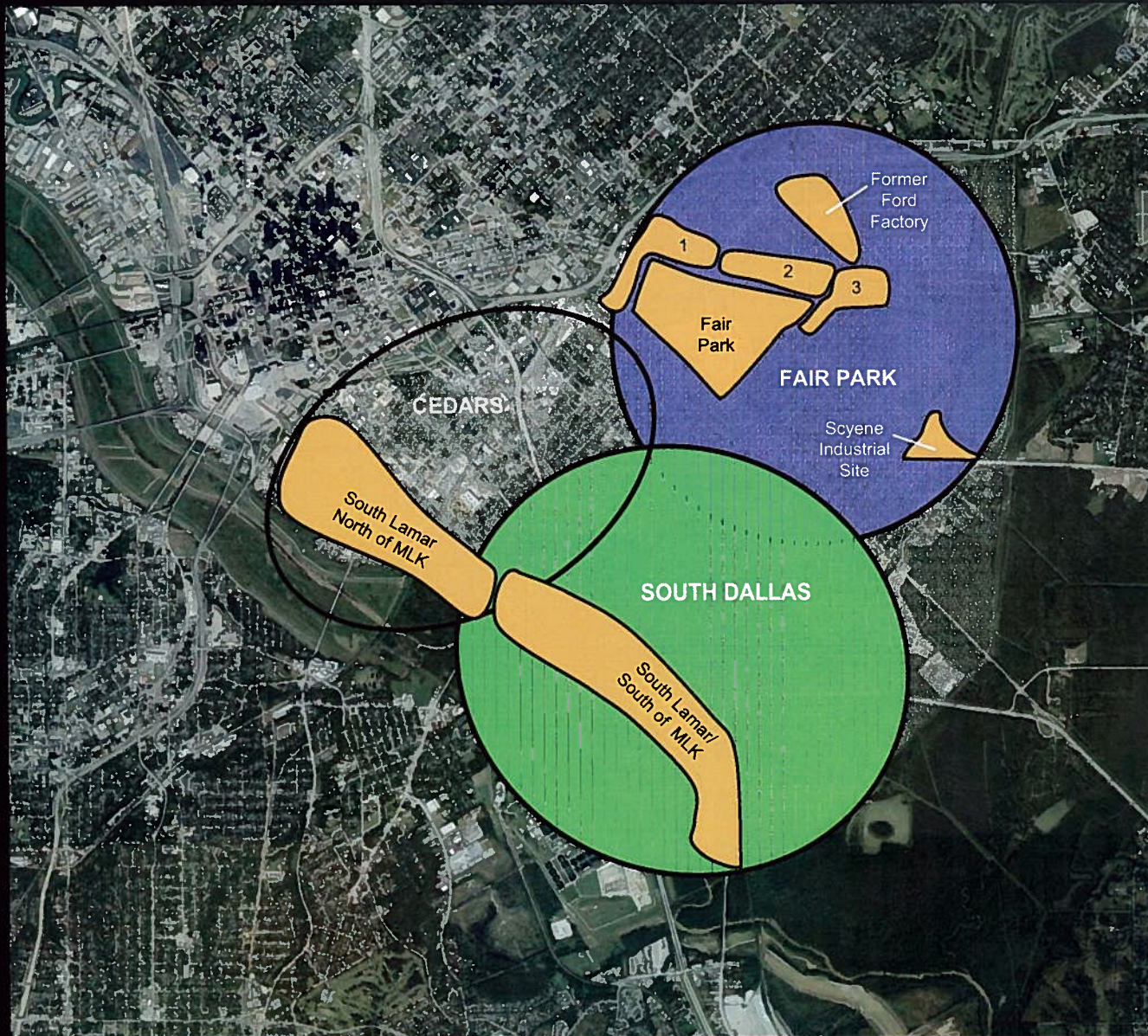
January 14, 2009

Antonio Di Mambro + Associates, Inc.

Client: SOUTH DALLAS H.O.P.E. INITIATIVE

PLANNING APPROACH

3 Key Areas – Economic Development Opportunities

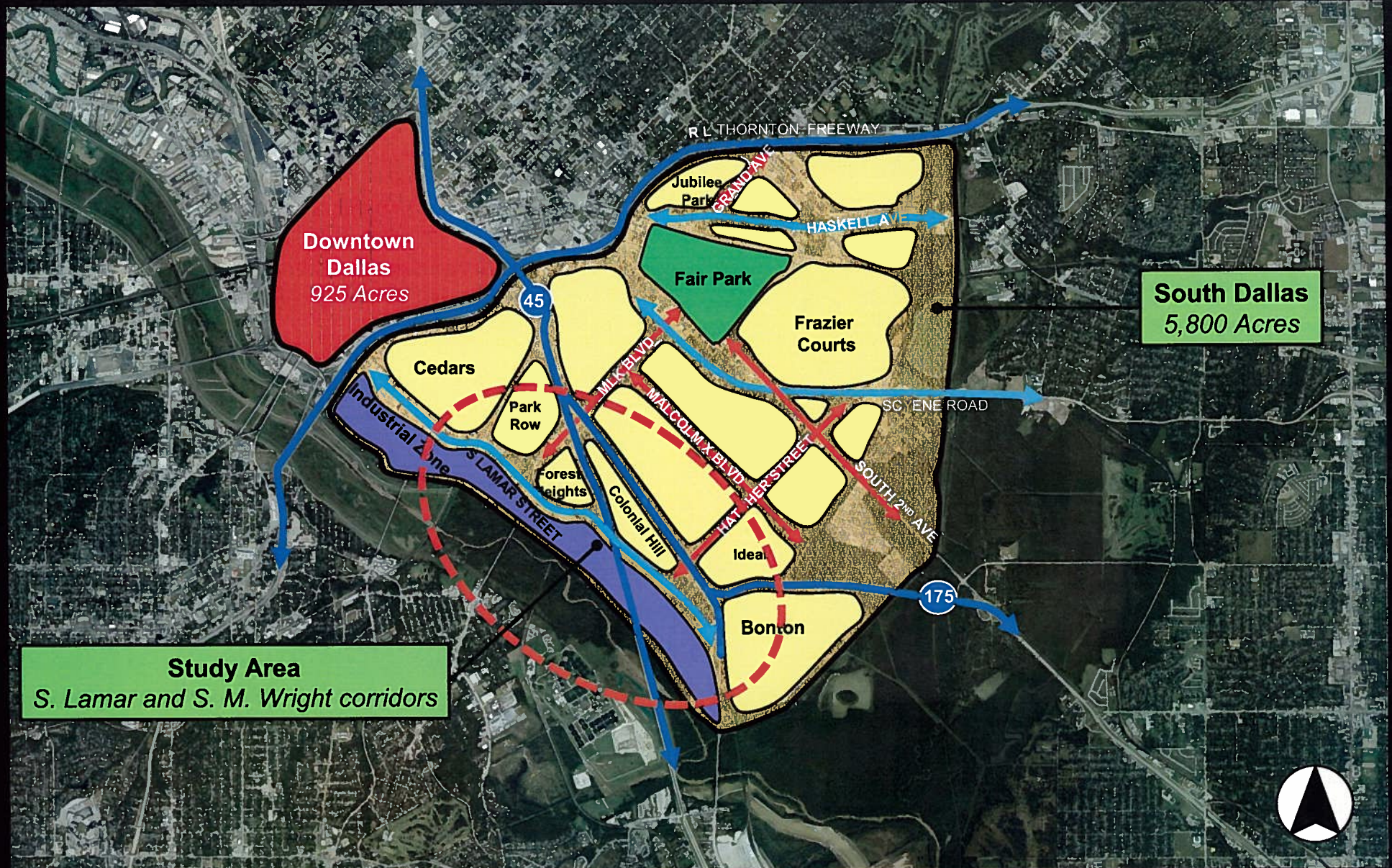


Goals and Objectives

1. Focus on community rebuilding and economic development
2. Integrate and synthesize current and past planning studies
3. Identify implementation strategies
4. Articulate short and long term community building projects
5. Analyze proposed infrastructure projects
6. Suggest mitigation measures

STUDY AREA AND CONTEXT

A Collage of Neighborhoods Divided by Highways and Corridors



A FEW FACTS ABOUT SOUTH DALLAS...

Indicator	1970	2000	Percent Change 1970-2000
Total Population	62,828	28,885	-54%
Total Households	19,254	10,626	-45%
Families with Children	9,360	3,701	-60%
Percent Families Headed by Single Mothers	38%	60%	+22%

Source: Institute for Urban Policy Research analysis of U.S. Census data for the tracts comprising South Dallas

As of July 2008...

Total Population: 24,572

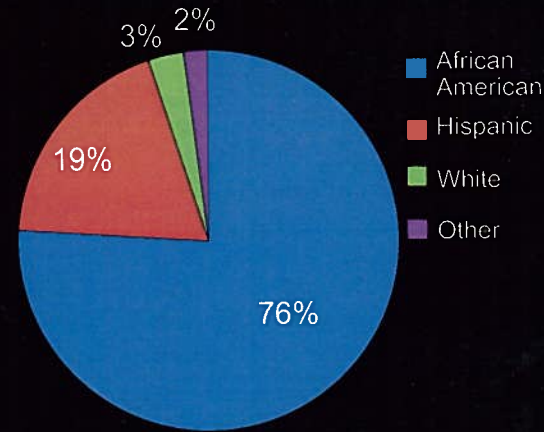
- 48% of households with children living in poverty
- 39% of households with no access to vehicles

The Neighborhood

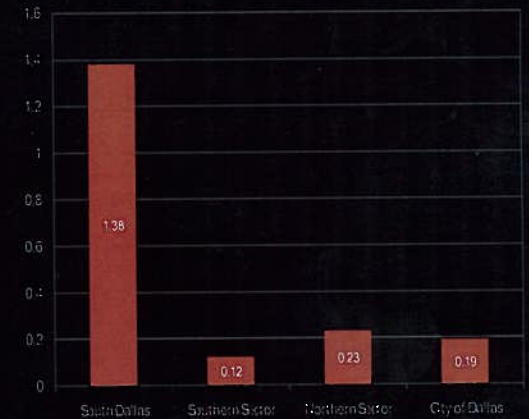
- 93% of homes worth less than \$100,000
- 61% of homes more than 50 years old
- South Dallas crime rate is 50.6 per 1,000 people

Jobs and Education

- 1.2% of Dallas businesses located in South Dallas
- 0.87% of Dallas workforce employed in South Dallas
- 49% of residents have less than high school diploma or GED



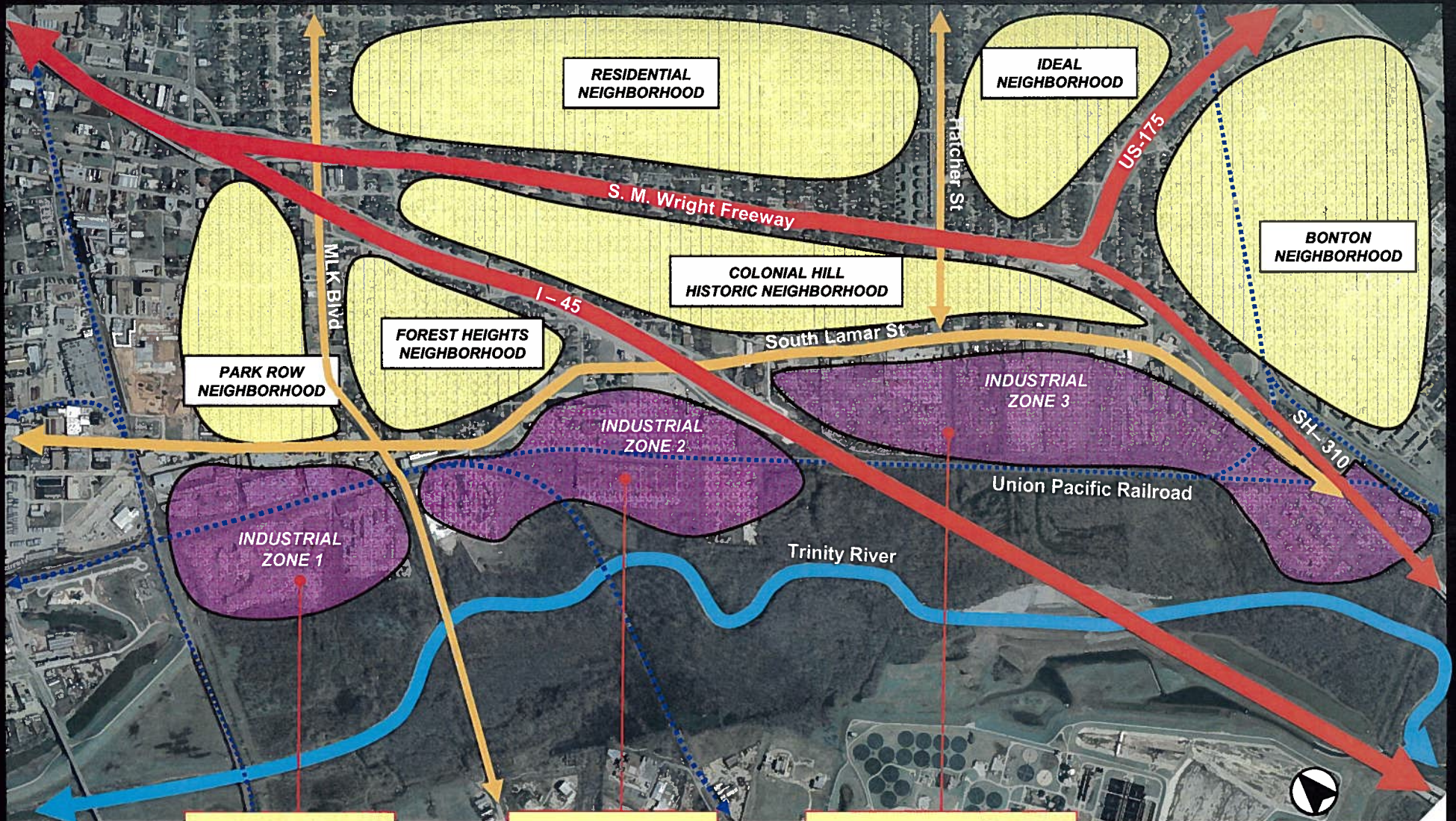
Population of South Dallas



Number of Liquor Stores per 1,000 People

South Dallas is Home to “Environmental Justice” Populations

PLANNING CONTEXT: S. LAMAR / S. M. WRIGHT CORRIDOR



ZONE 1
98.5 Acres
Concrete Crushing
and Manufacturing
Industries

ZONE 2
133.7 Acres
Chemical Industries
and Abandoned
Industrial Buildings

ZONE 3
215.5 Acres
Metal Scrap, Warehousing,
and Transportation
Industries

**Total Industrial Area
= 447.7 Acres**

PROBLEM STATEMENT AND SUMMARY OF ANALYSES

SOUTH LAMAR CORRIDOR



Action Metals: metal scrap recycling facility



Obsolete industrial facility along the corridor



Six Ball night club and obsolete commercial use

- South Lamar corridor dominated by metal recycling facilities
- Residential edges scattered with night clubs and liquor stores
- Vast areas of physical decay within neighborhoods
- Obsolete industrial facilities
- Incompatible land uses
- Neighborhood disinvestment and poor public realm

PROBLEM STATEMENT AND SUMMARY OF ANALYSES

S. M. WRIGHT CORRIDOR



A barrier that divides neighborhoods



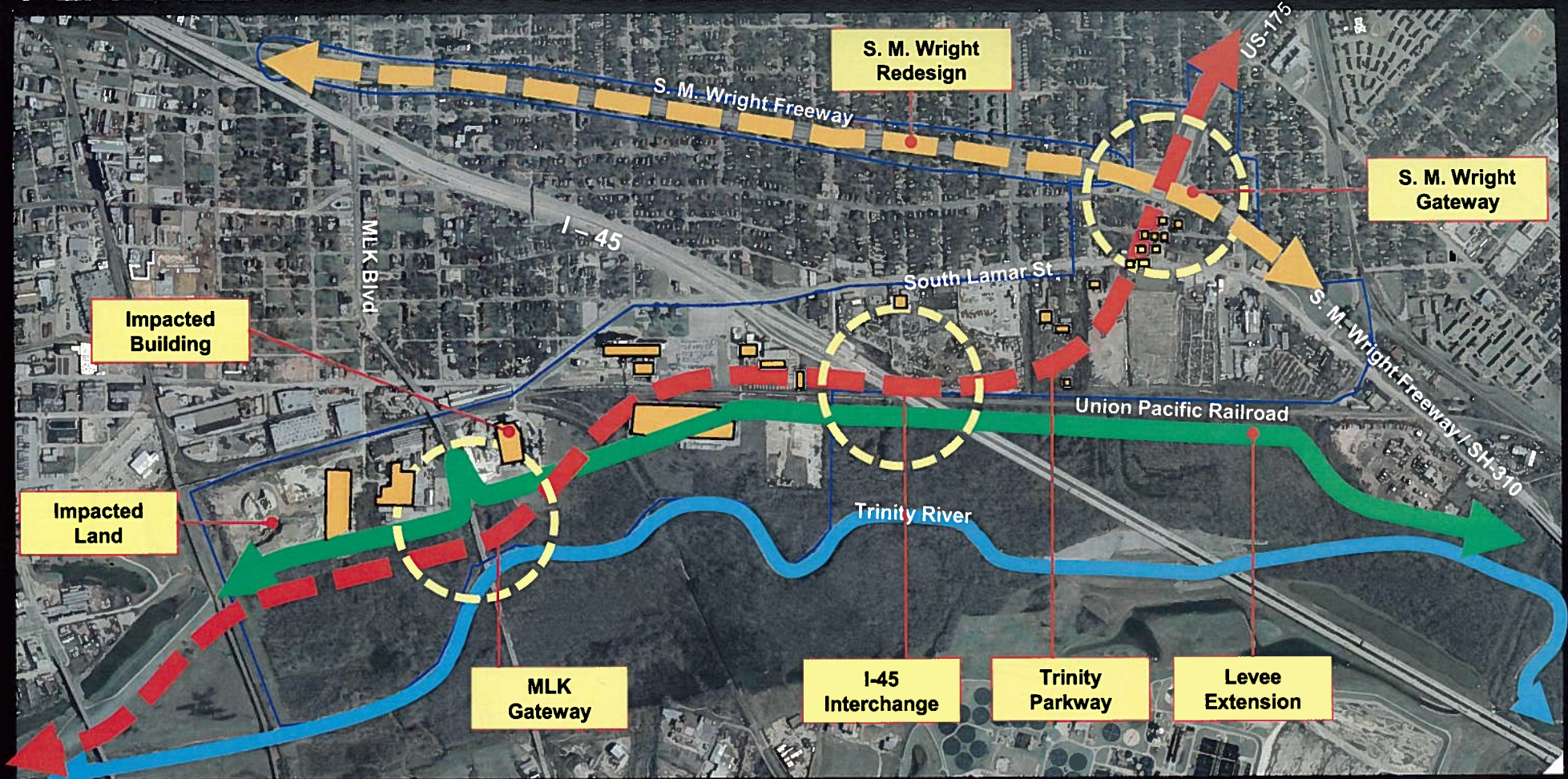
Incompatible land uses along the edge



Typical abandoned house along the corridor

- S.M. Wright Freeway acts as a major divider of neighborhoods
- Extensive decay developed along its edges
- Visual pollution and noise
- Unsafe pedestrian environment
- Dead Man's Curve overpass area is poorly designed

PLANNED INFRASTRUCTURE BY NTTA & TXDOT



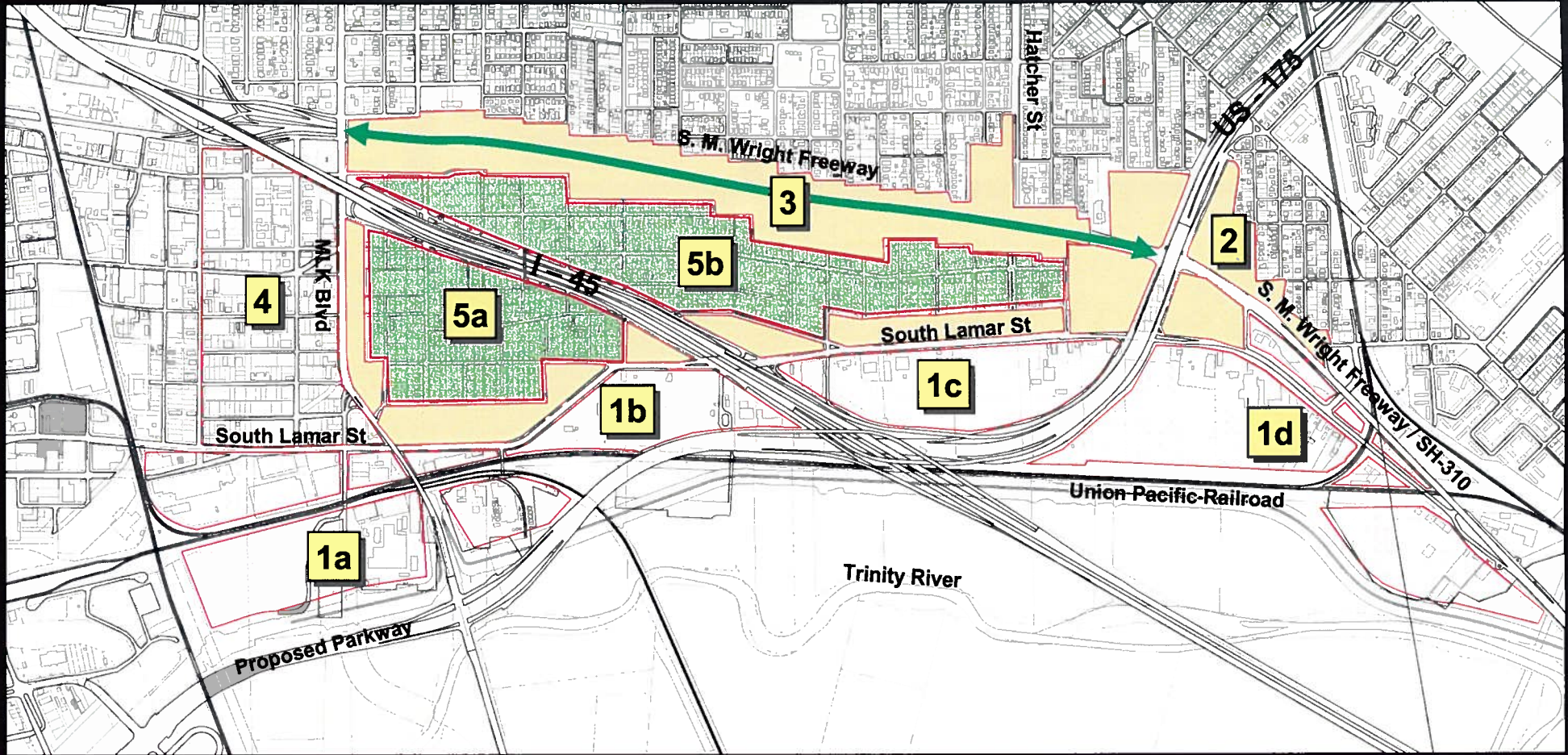
IMPACTS OF INFRASTRUCTURE PROJECTS

1. Land takings and business impacts (*58 parcels, 12 businesses, and many residences directly impacted*)
2. Traffic impacts of parkway interchanges
3. Flood plain and surface drainage
4. Pedestrian access to Trinity river
5. Construction phasing and impacts

OPPORTUNITIES

1. Increase regional accessibility
2. Revitalize neighborhoods
3. Correct past mistakes
4. Unlock substantial economic development potential
5. Improve public realm of South Lamar corridor

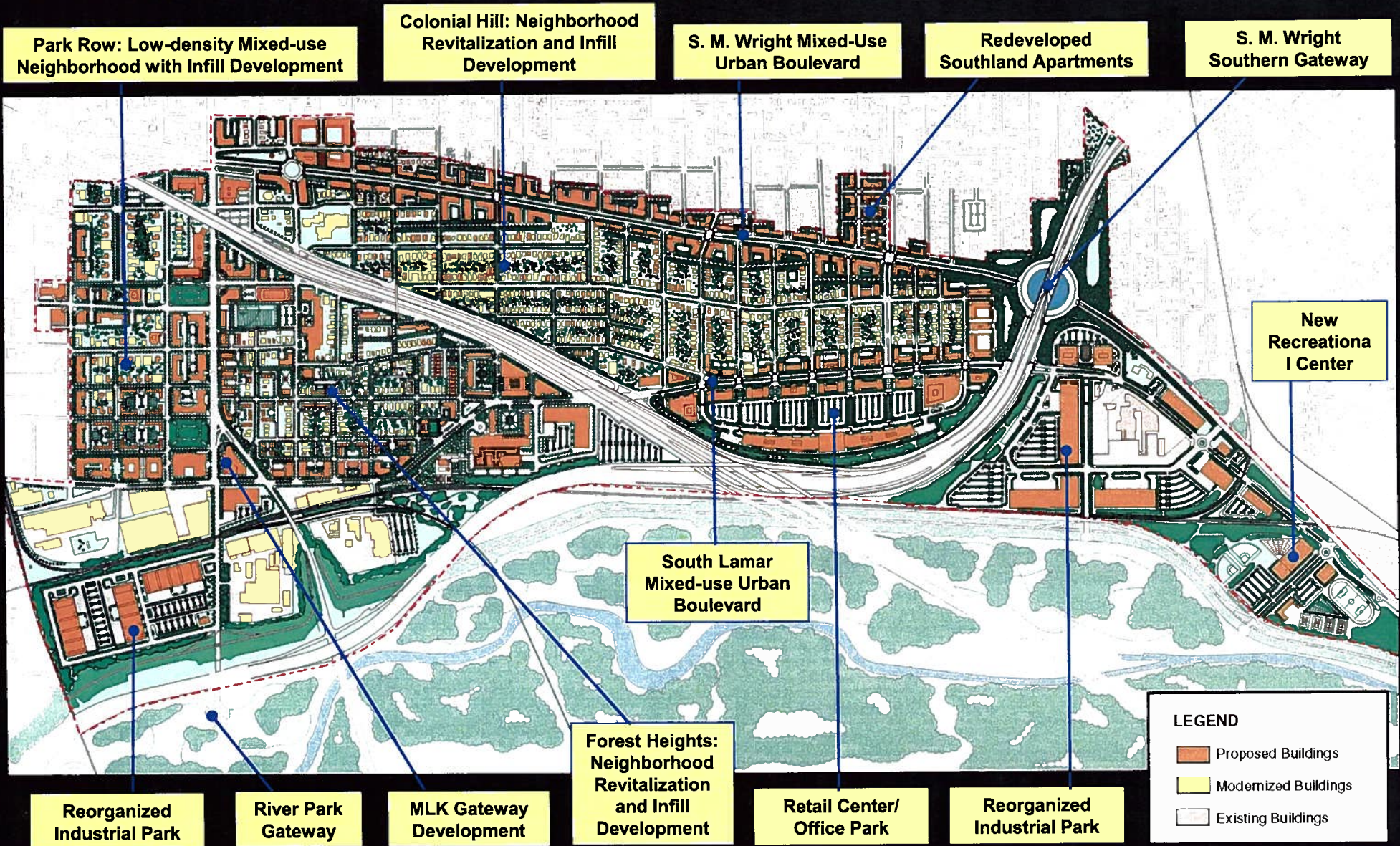
DEVELOPMENT OPPORTUNITIES



TOTAL DEVELOPMENT OPPORTUNITY: 877 acres

- Residential edge along S. M. Wright Freeway and South Lamar corridor (278 acres)**
- Industrial properties along South Lamar corridor (298 acres)**
- Park Row Neighborhood redevelopment (122 acres)**
- Neighborhood consolidation/revitalization and infill (179 acres)**

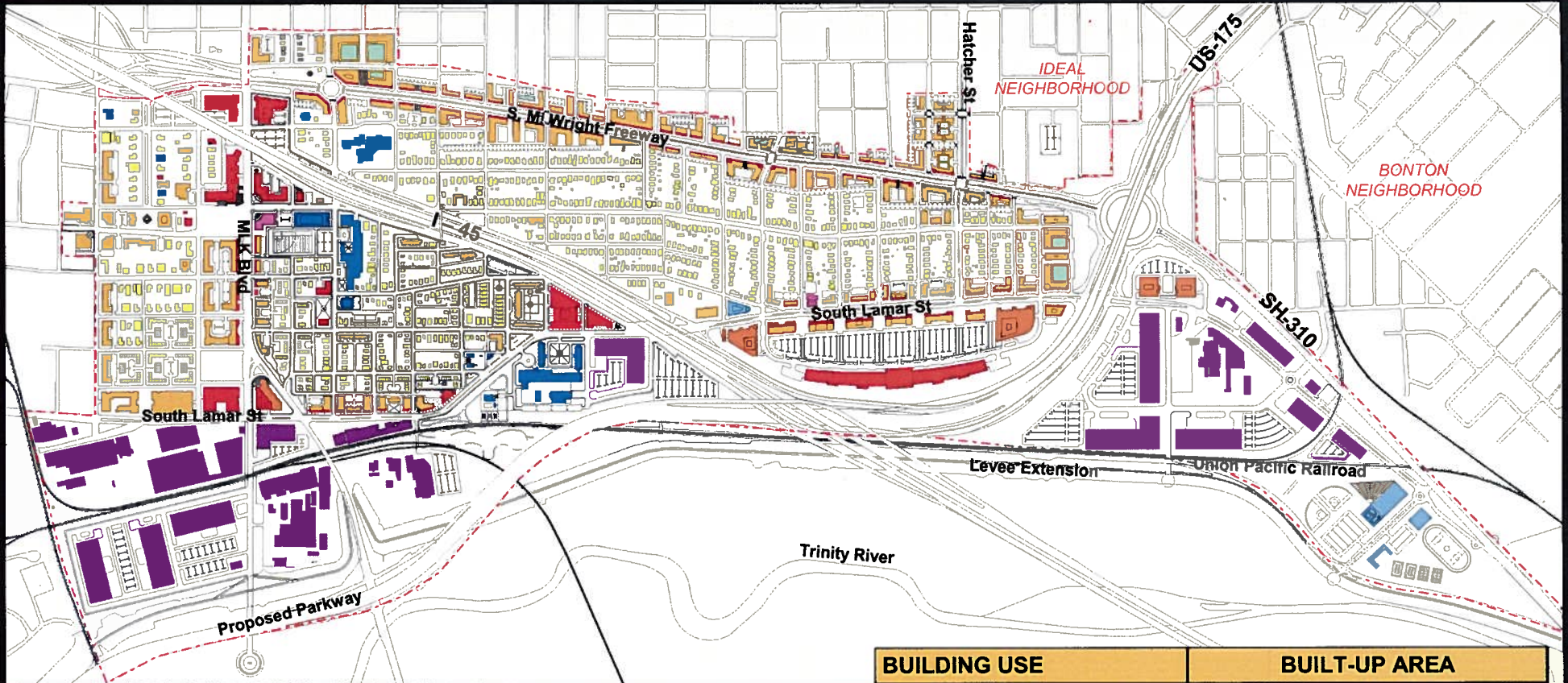
SOUTH LAMAR ST. / S.M. WRIGHT FREEWAY: OVERALL REDEVELOPMENT PLAN SCENARIO A: STATE OF THE ART INDUSTRIAL CORRIDOR



SOUTH LAMAR ST. / S.M. WRIGHT FREEWAY: LAND-USE PLAN

SCENARIO A: STATE OF THE ART INDUSTRIAL CORRIDOR

Light Industrial and low density residential



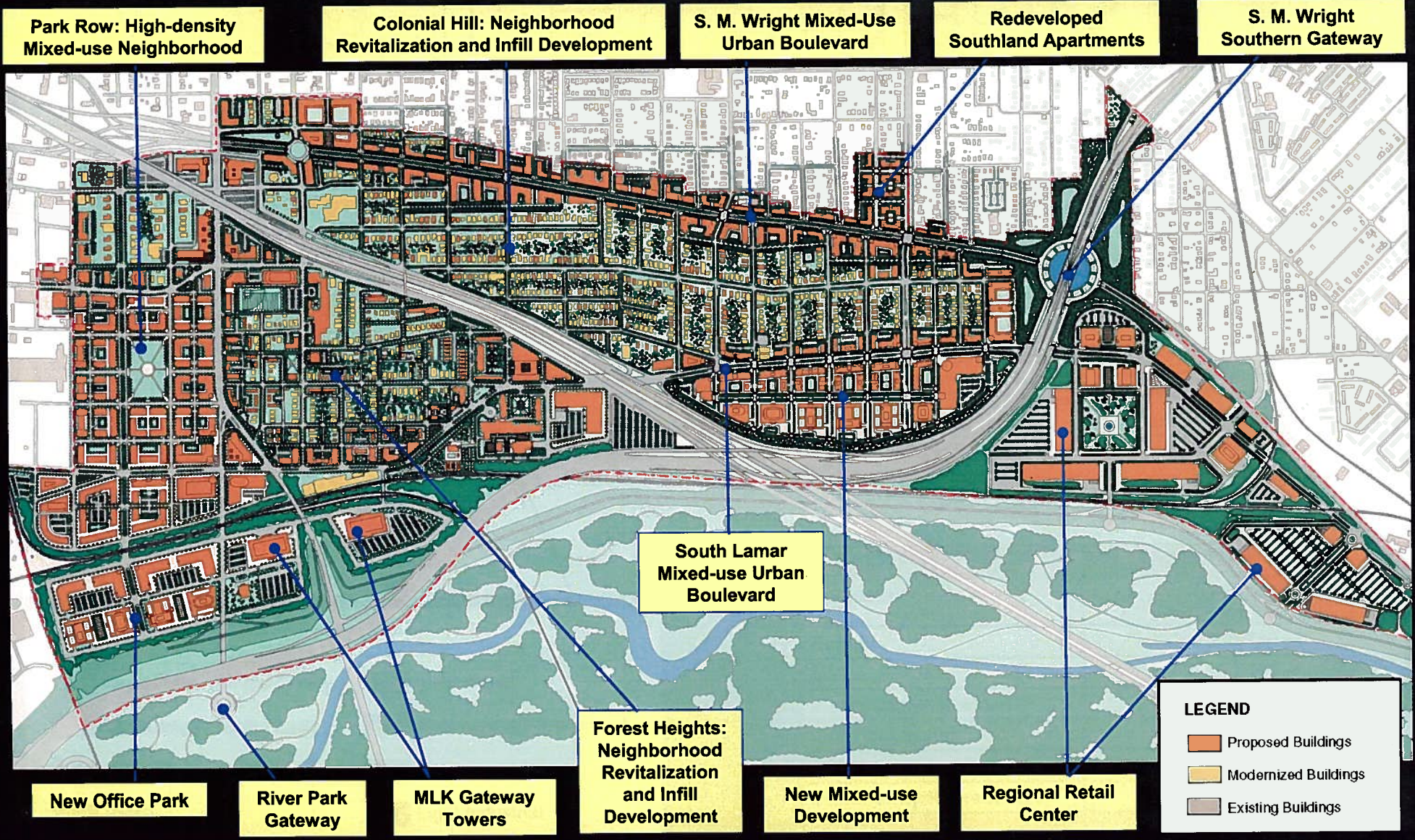
LEGEND

Residential - Single-Family	Institutional
Residential - Multi-Family	Community/Recreational
Office/Commercial	Religious
Retail	Light Industrial

BUILDING USE	BUILT-UP AREA
Residential	7,348,800 sf <i>(5,690 dwelling units)</i>
Retail	2,434,100 sf
Office	1,048,800 sf
Institutional/Services	328,300 sf
Light Industrial	1,076,700 sf
Religious	72,300 sf
Community/Recreational	129,000 sf
TOTAL	12,438,000 sf

SOUTH LAMAR ST. / S.M. WRIGHT FREEWAY: OVERALL REDEVELOPMENT PLAN

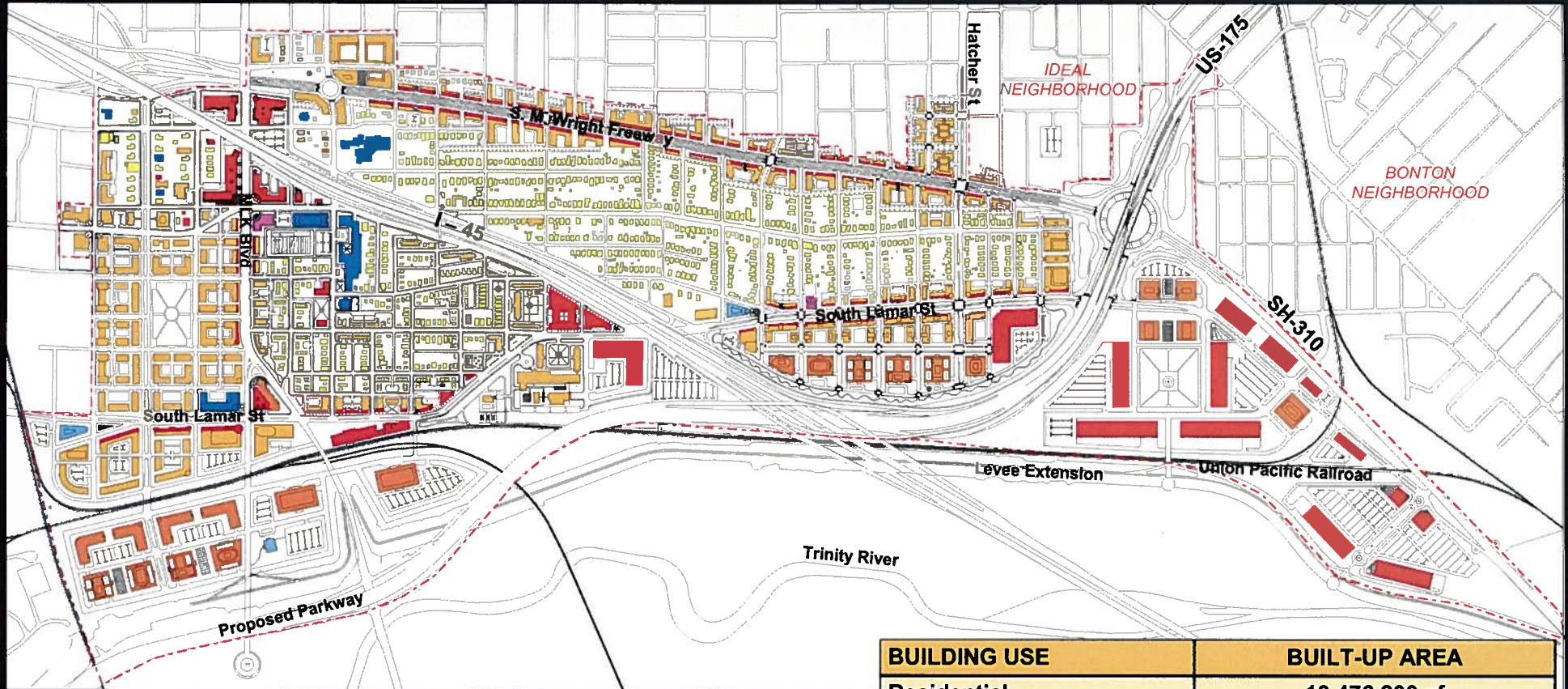
SCENARIO B: RIVERFRONT URBAN CORRIDOR



SOUTH LAMAR ST. / S.M. WRIGHT FREEWAY: LAND-USE PLAN

SCENARIO B: RIVERFRONT URBAN CORRIDOR

Mixed-use and high density residential



LEGEND

- Residential - Single-Family
- Residential - Multi-Family
- Office/Commercial
- Retail
- Institutional
- Community/Recreational
- Religious
- Light Industrial

BUILDING USE	BUILT-UP AREA
Residential	10,476,200 sf <i>(8,260 dwelling units)</i>
Retail	3,880,700 sf
Office	6,536,700 sf
Institutional/Services	508,800 sf
Light Industrial	-
Religious	72,300 sf
Community/Recreational	62,300 sf
TOTAL	21,537,000 sf

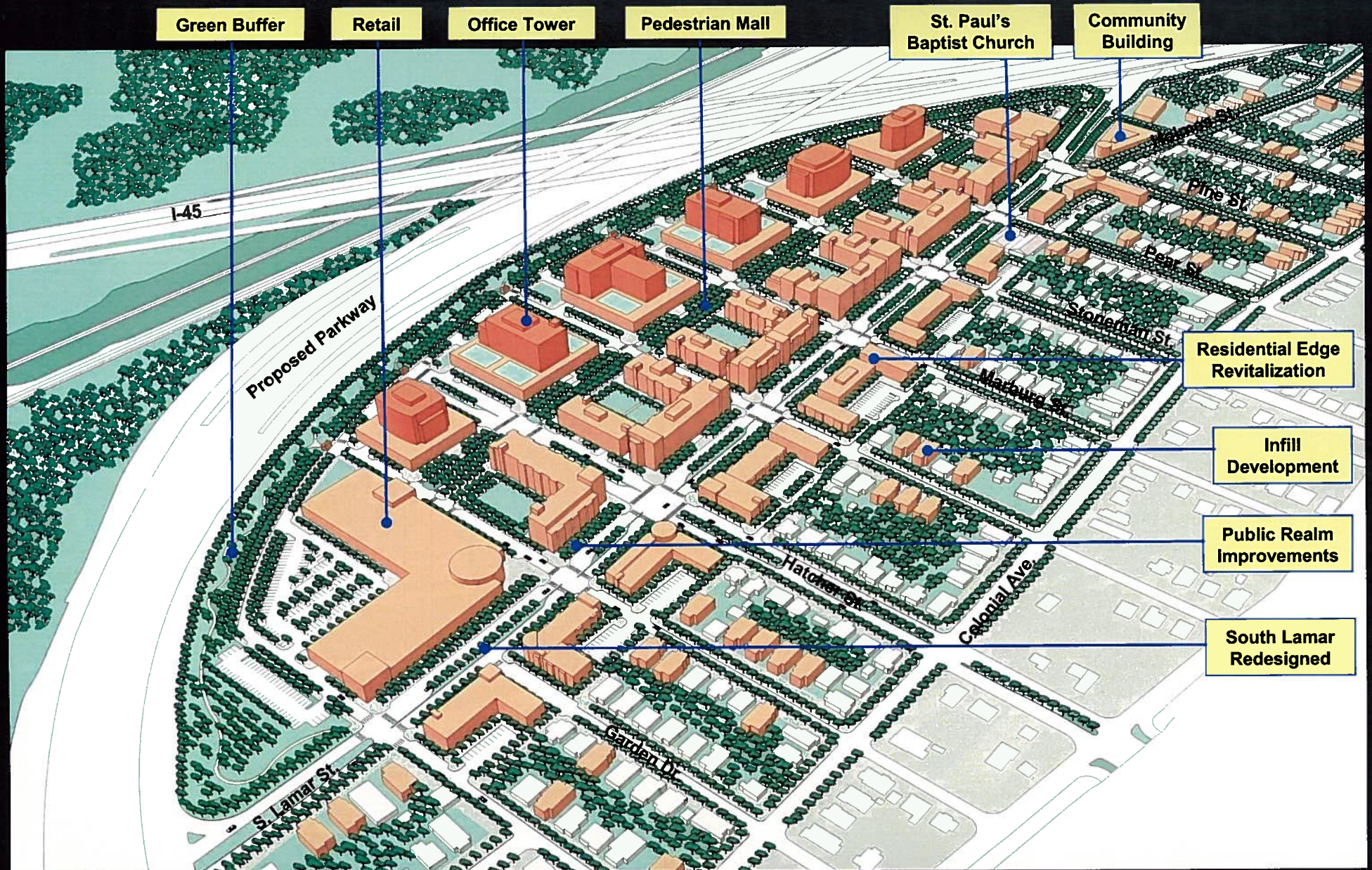
SUB AREA: SOUTH LAMAR CORRIDOR – ZONE 1c

EXISTING CONDITION AND RELOCATION REQUIREMENTS



SUB AREA: SOUTH LAMAR CORRIDOR – ZONE 1c

SCENARIO 2: MIXED USE DEVELOPMENT



SUB AREA: S. LAMAR CORRIDOR – ZONE 1c

PERSPECTIVE VIEW ALONG THE SOUTHERN EDGE OF S. LAMAR BOULEVARD



S. LAMAR CORRIDOR – ZONE 1c

PERSPECTIVE VIEW OF THE REDEVELOPED RESIDENTIAL EDGE



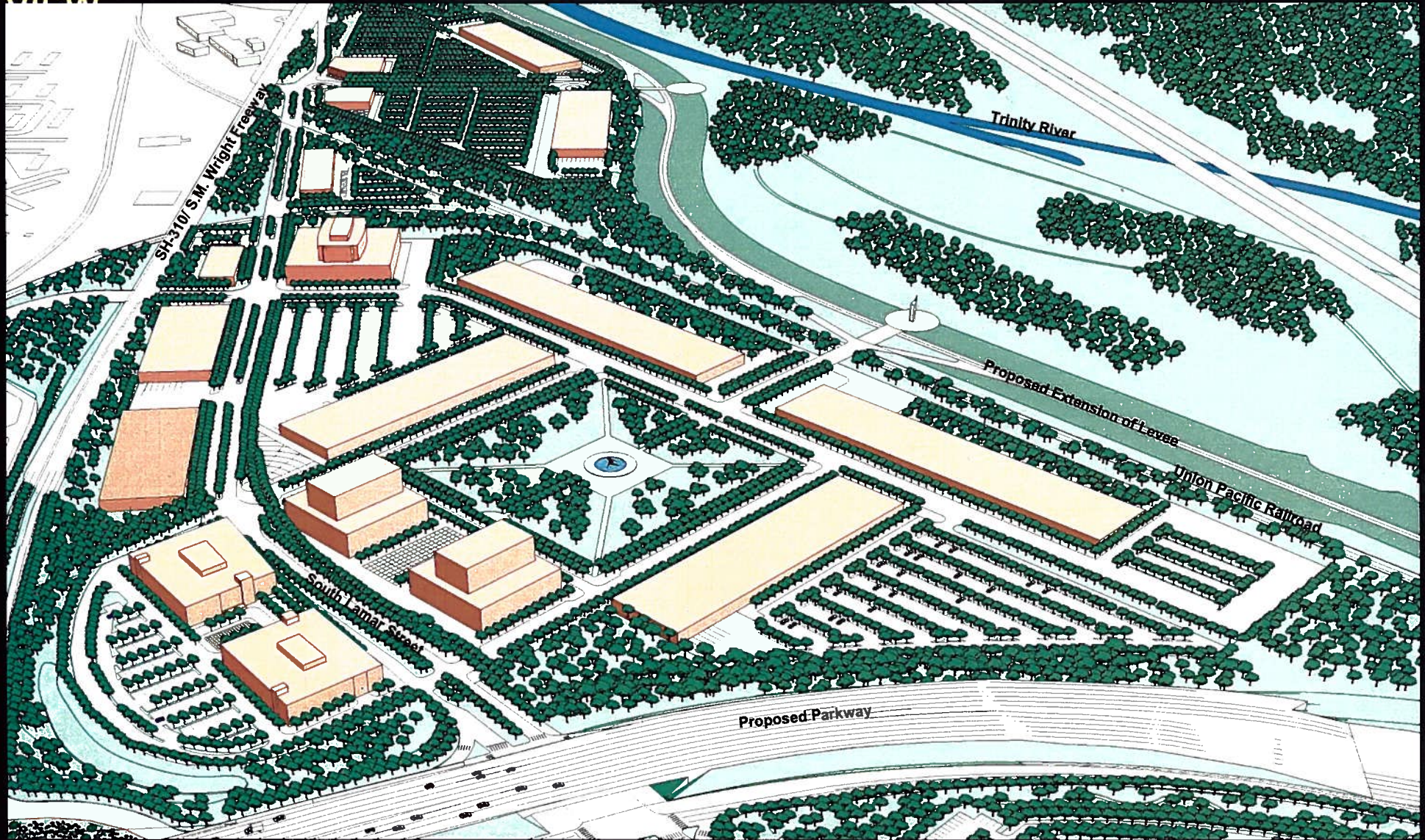
SUB AREA: S. LAMAR EAST END – ZONE 1d

EXISTING CONDITIONS



SUB AREA: S. LAMAR EAST END (ZONE 1d)

DEVELOPMENT SCENARIO B: RETAIL AND OFFICE PARK-PERSPECTIVE VIEW



SUB AREA: S. M. WRIGHT GATEWAY

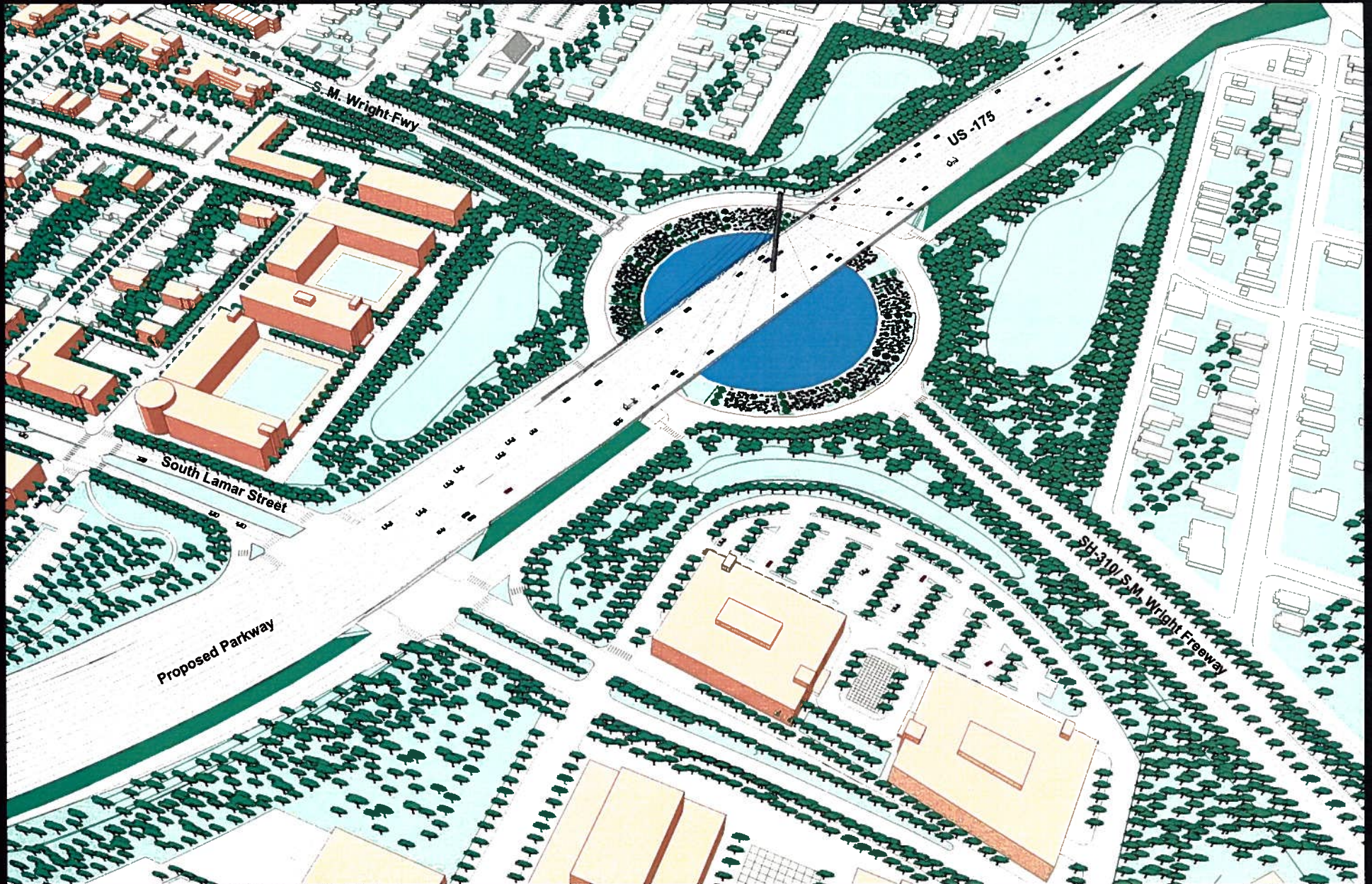
EXISTING CONDITION



- 8 residential units directly impacted
- 57 residential units indirectly impacted

SUB AREA: S. M. WRIGHT GATEWAY

PERSPECTIVE VIEW



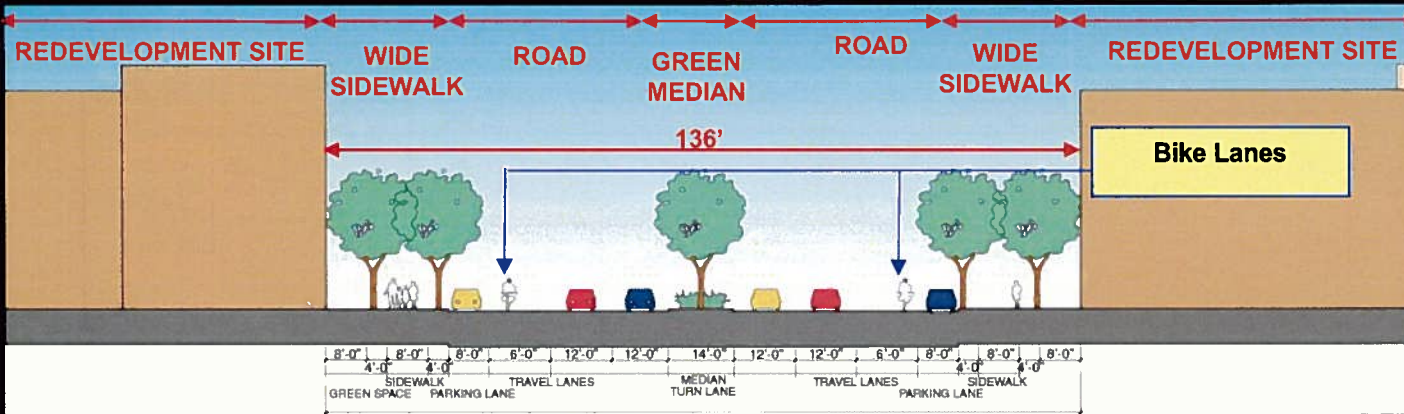
SUB AREA: S. M. WRIGHT CORRIDOR

URBAN BOULEVARD DESIGN CONCEPT



- = Tree Lined Boulevard
- = Potential Development

CONCEPT



SECTION



PLAN

SUB AREA: S. M. WRIGHT CORRIDOR

URBAN BOULEVARD DESIGN CONCEPT



Perspective view along S.M. Wright looking northwest towards downtown Dallas

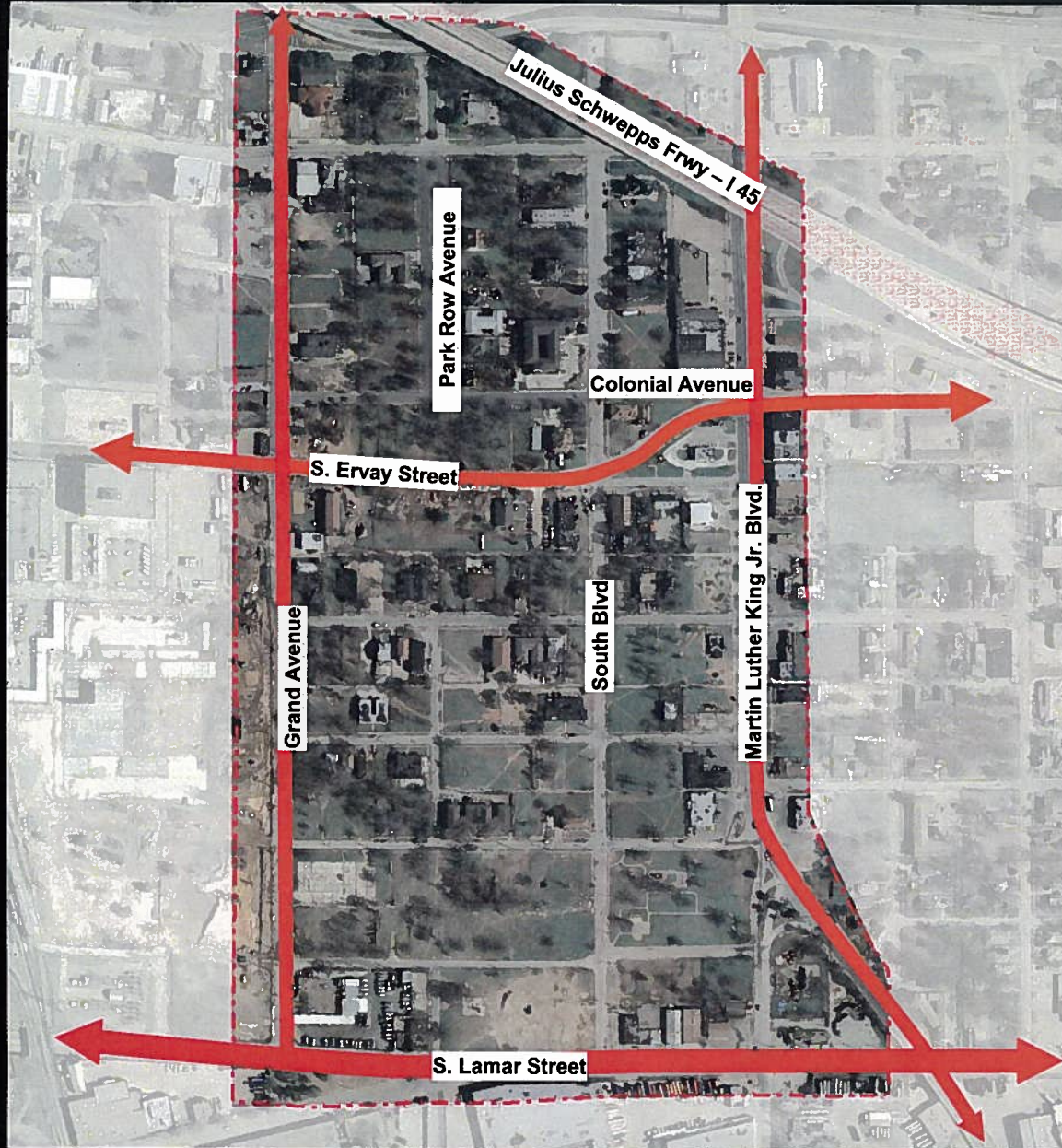
SUB AREA: S. M. WRIGHT CORRIDOR

REDEVELOPMENT CONCEPT OF SOUTHLAND APARTMENTS SITE : PERSPECTIVE VIEW



SUB AREA: PARK ROW NEIGHBORHOOD

EXISTING CONDITION



- Total Area = 121.76 acres
- Total No. of Blocks = 29

RESIDENTIAL NEIGHBORHOOD DIVIDED BY S. ERVAY STREET, A MAJOR EAST-WEST CONNECTION

Total No. of Buildings = 81

- Good Condition = 15 (19%)
- Fair Condition = 22 (27%)
- Poor Condition = 35 (43%)
- Obsolete = 9 (11%)

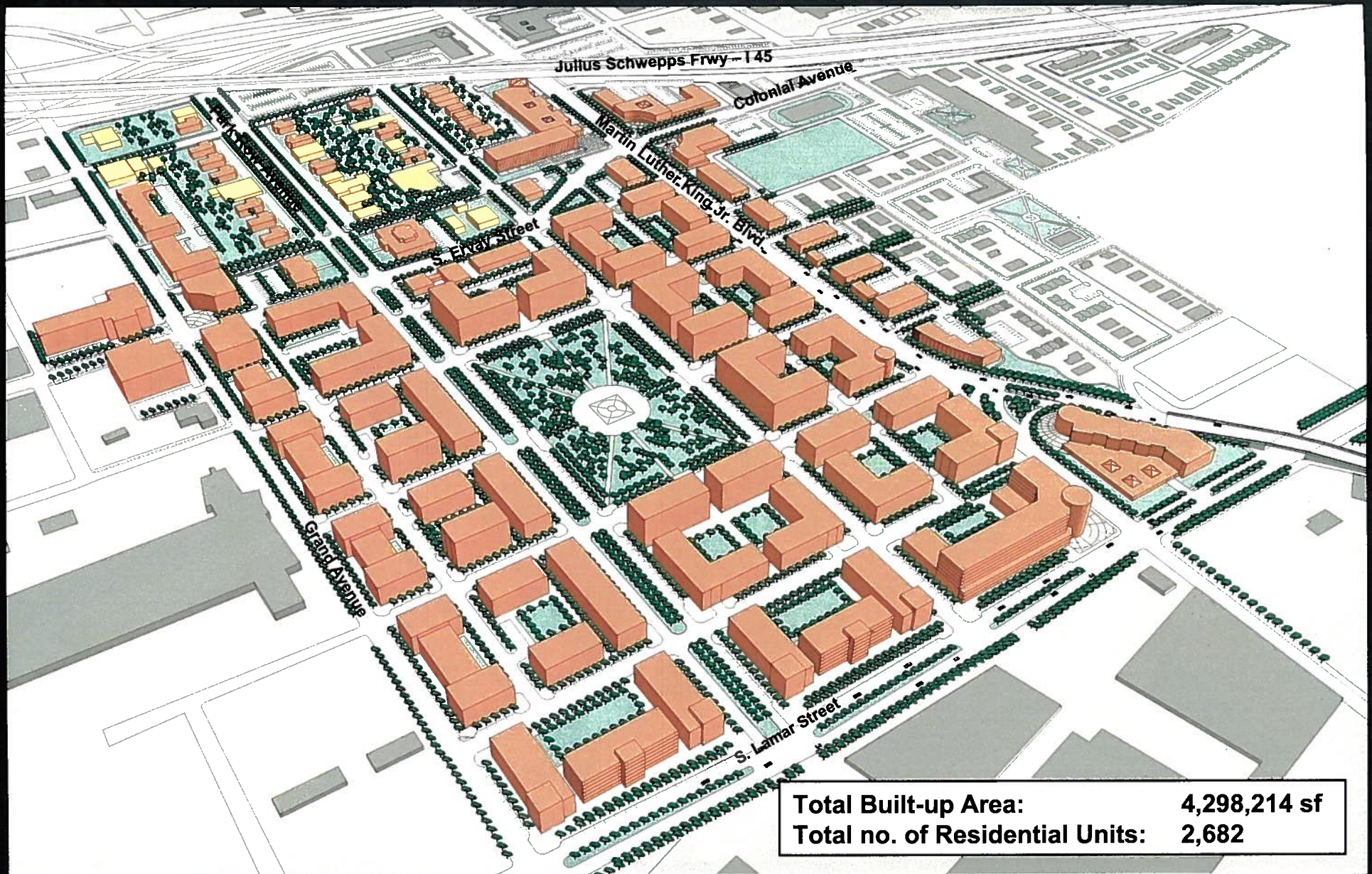
ONLY 19% OF BUILDINGS ARE IN GOOD CONDITION AND 54% ARE POOR OR OBSOLETE



Abandoned house in poor condition on Park Row Avenue

SUB AREA: PARK ROW NEIGHBORHOOD

CONCEPT 2: HIGH DENSITY MIXED-USE NEIGHBORHOOD



Total Built-up Area:	4,298,214 sf
Total no. of Residential Units:	2,682

AERIAL PERSPRCTIVE FROM THE SOUTH WEST

SUB AREA: PARK ROW NEIGHBORHOOD

CONCEPT 2: HIGH DENSITY MIXED-USE NEIGHBORHOOD



AERIAL PERSPRCTIVE VIEW OF CENTRAL OPEN SPACE

SUB AREA: PARK ROW NEIGHBORHOOD



Perspective view along South Boulevard looking southwest towards South Lamar (Concept 2: High Density Neighborhood)

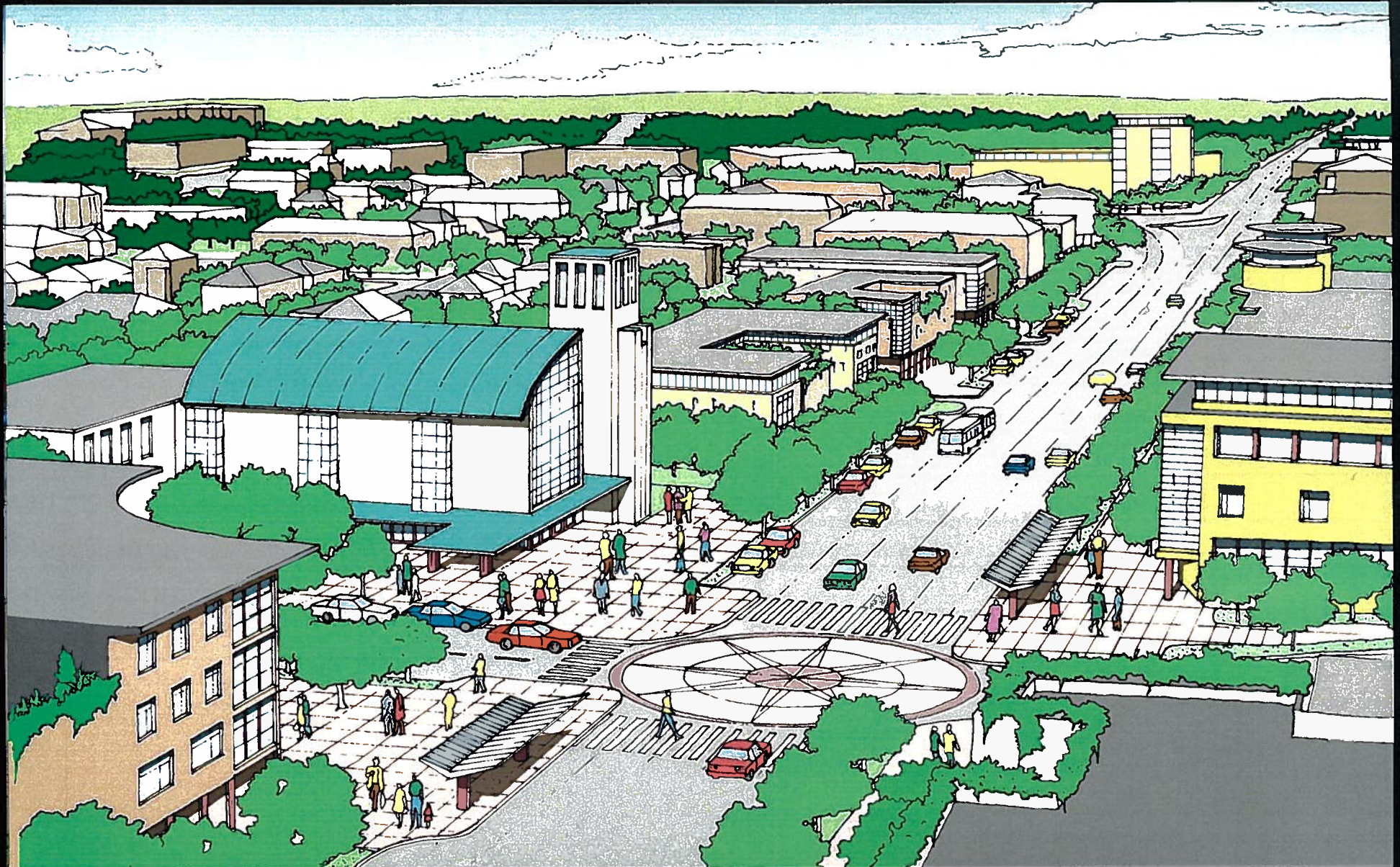
SUB AREA: FOREST HEIGHTS/PARK ROW NEIGHBORHOOD



Perspective view along Martin Luther King Jr. Boulevard

SUB AREA: FOREST HEIGHTS/PARK ROW NEIGHBORHOOD

MARTIN LUTHER KING JR. BOULEVARD REDEVELOPMENT IMAGE



SUMMARY OF DEVELOPMENT POTENTIAL

	Scenario A	Scenario B
	<i>State of the Art Industrial Corridor</i>	<i>Riverfront Urban Corridor</i>
Site Area	877 acres	877 acres
Industrial Relocation	192 acres	301 acres
Total Built-up Potential	12,438,000 sf	21,537,000 sf
Residential Infill	6,452,800 sf	9,580,200 sf
Development of Residential	896,000 sf	896,000 sf
Units	5,690	8,260
Retail	2,434,100 sf	3,880,700 sf
Office	1,048,800 sf	6,536,700 sf
Light Industrial	1,076,700 sf	0
Institutional	328,300 sf	508,800 sf
Religious	72,300 sf	72,300 sf
Community/Recreational	129,000 sf	62,300 sf

RELOCATION PLAN

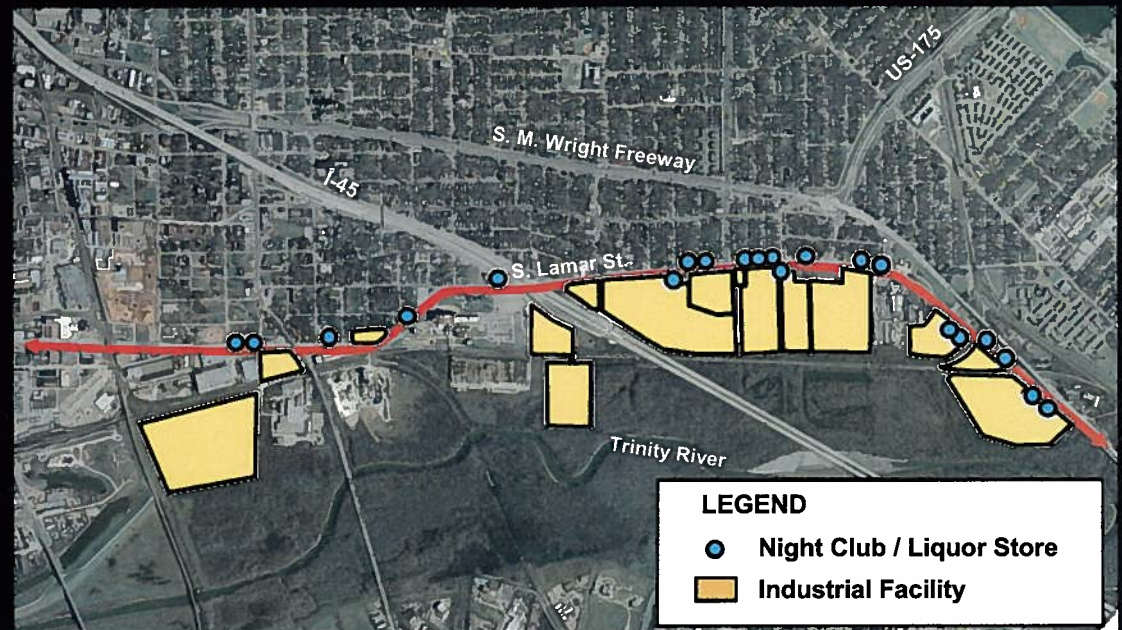
REDEVELOPMENT SCENARIO A: STATE OF THE ART INDUSTRIAL CORRIDOR

14 industrial businesses covering an area of 192.8 acres to be relocated

- 8 metal recycling facilities (77.4 acres)
- 5 trucking and warehousing facilities (75.6 acres)
- 1 concrete crushing industry (39.8 acres)

21 other incompatible uses

- 9 night clubs
- 12 liquor stores



RELOCATION PLAN

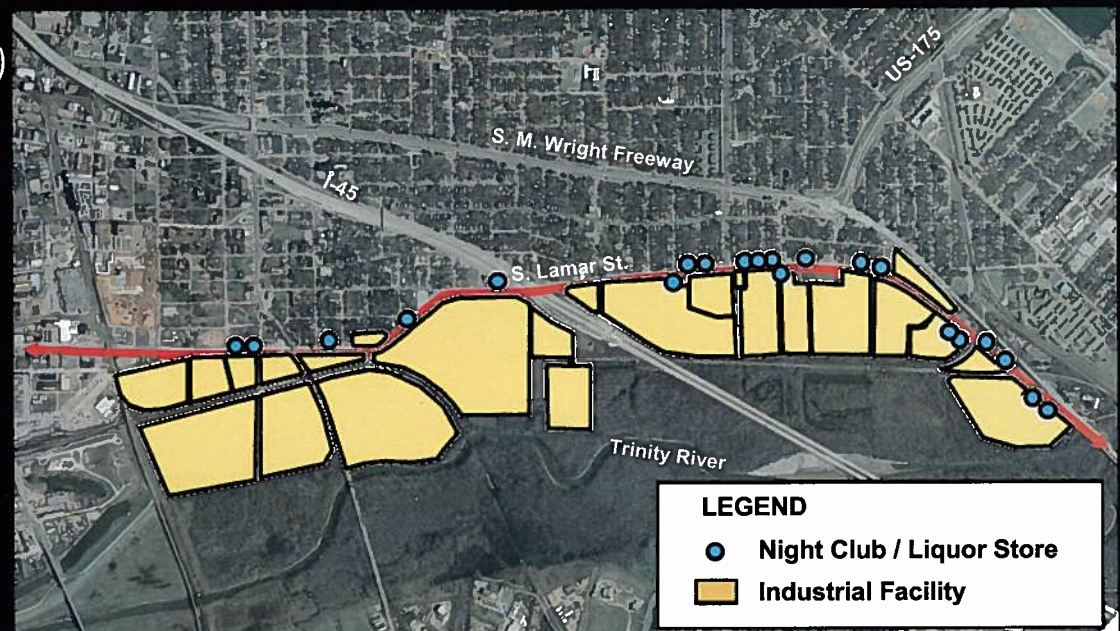
REDEVELOPMENT SCENARIO B: RIVERFRONT URBAN CORRIDOR

18 industrial businesses covering an area of 300.9 acres to be relocated

- 8 metal recycling facilities (77.4 acres)
- 5 trucking and warehousing facilities (75.6 acres)
- 1 concrete crushing facility (39.8 acres)
- 1 light manufacturing facility (23.1 acres)
- 1 chemical plant (47.9)
- 1 dairy plant (24.9 acres)
- 1 beverage bottling facility (12.2 acres)

21 other incompatible uses

- 9 night clubs
- 12 liquor stores



RELOCATION PLAN

RELOCATION SITE CHARACTERISTICS

1. State-of-the-Art Metal Recycling Center: 100-150 acres
2. State-of-the-Art Heavy Industrial Park: 200-250 acres

Location and Design Criteria for State-of-the-Art Industrial Park

- *Access to Highway and Rail*
- *More than half a mile away from critical receptors (houses, hospitals, church)*
- *All recycling facilities must be enclosed and environmentally controlled*

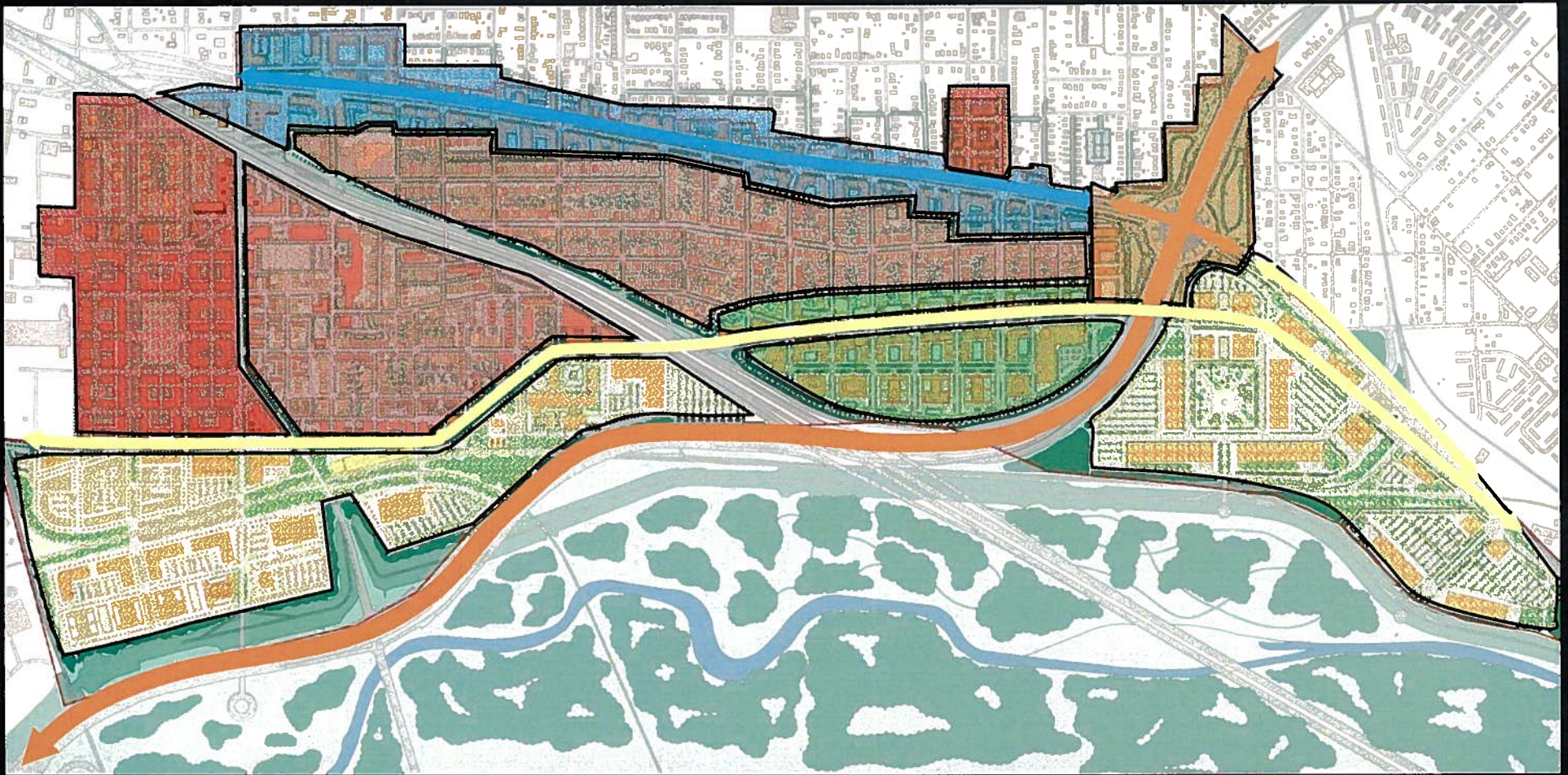


ASM Metal Recycling Facility, Buckinghamshire, U.K.
Source: www.asm-recycling.co.uk



Jenkins Lane Waste Management Facility, Beckton, U.K.
Source: www.studioe.co.uk

IMPLEMENTATION PHASING PLAN




 Phase 1

 Phase 2

 Phase 3

 Phase 4

 Phase 5

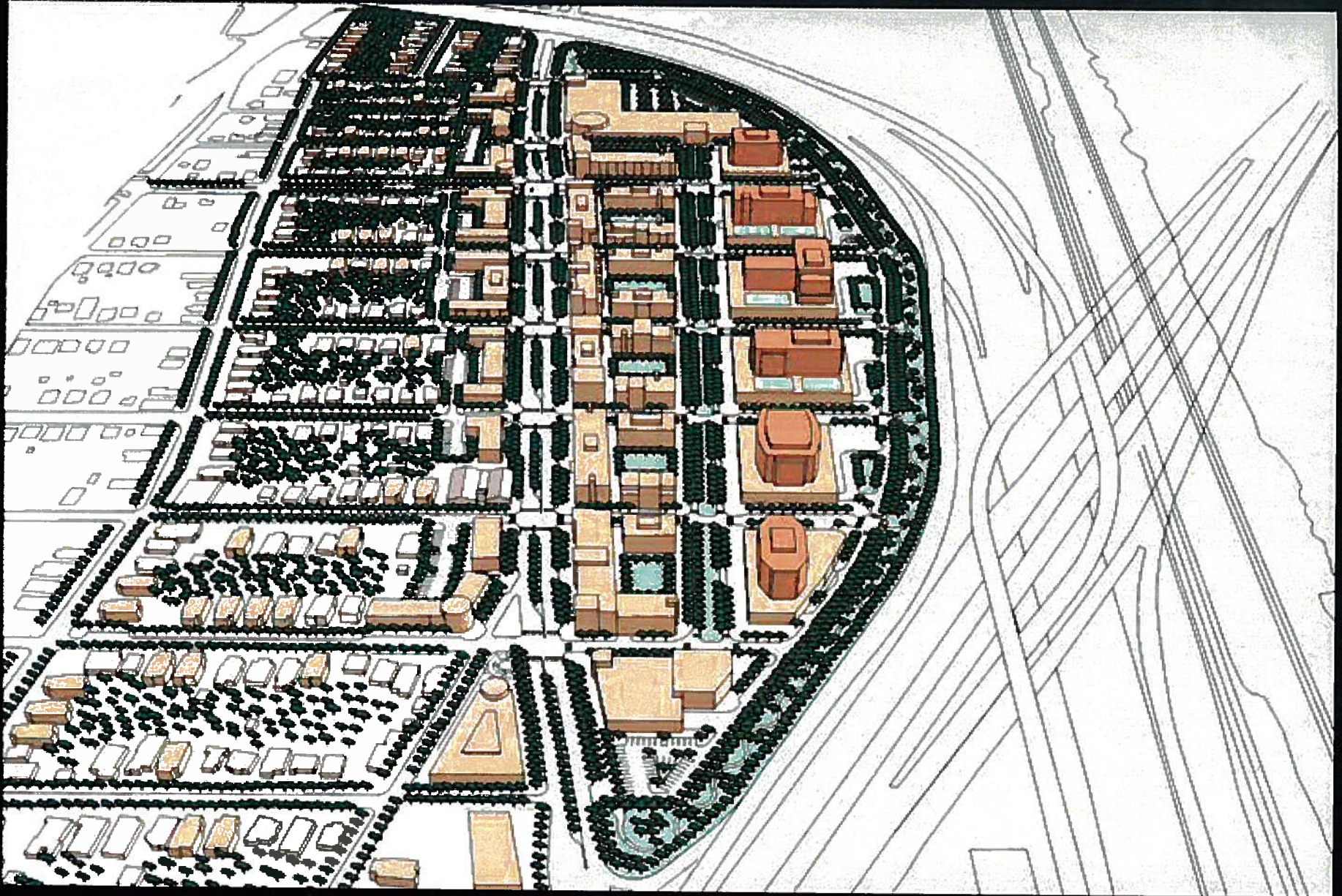
 Phase 6

CONCLUSIONS

- **Substantial economic development opportunities can be unlocked in South Dallas by the NTTA and TXDOT projects**
- **Negative impacts can be monitored and mitigated**
- **Potential community benefits include:**
 - *Construction jobs for community residents*
 - *Reconnected residential areas*
 - *Improved public realm and flood control*
 - *Long-term job development and equity building*
- **Potential city benefits include:**
 - *Overall image*
 - *Tax revenue*
 - *Job creation*
 - *Maximum returns on infrastructure investments*
 - *Environmental cleanup*

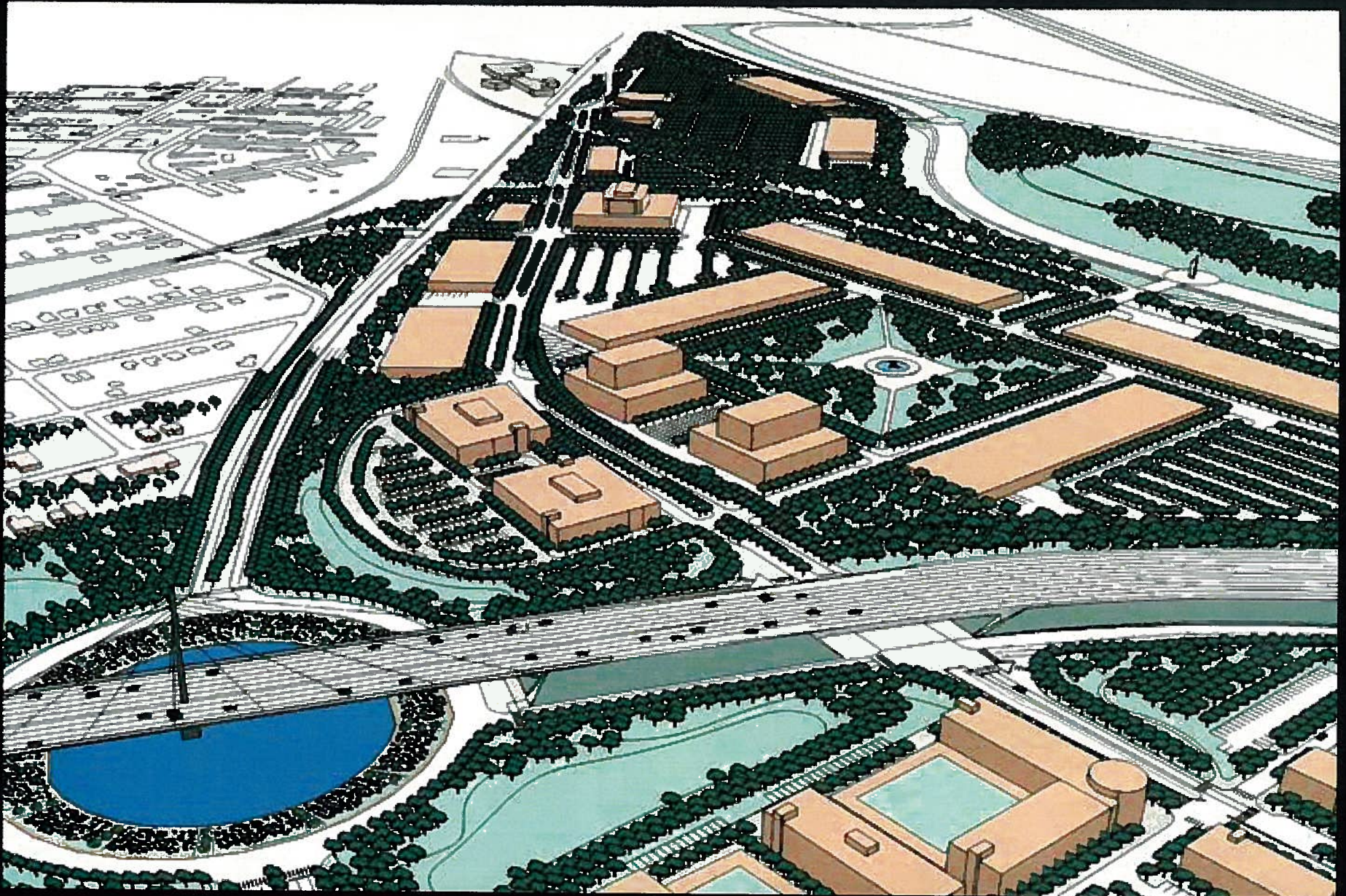
SUB AREA: SOUTH LAMAR CORRIDOR – ZONE 1c

SCENARIO 2: MIXED USE DEVELOPMENT – 3D ANIMATION



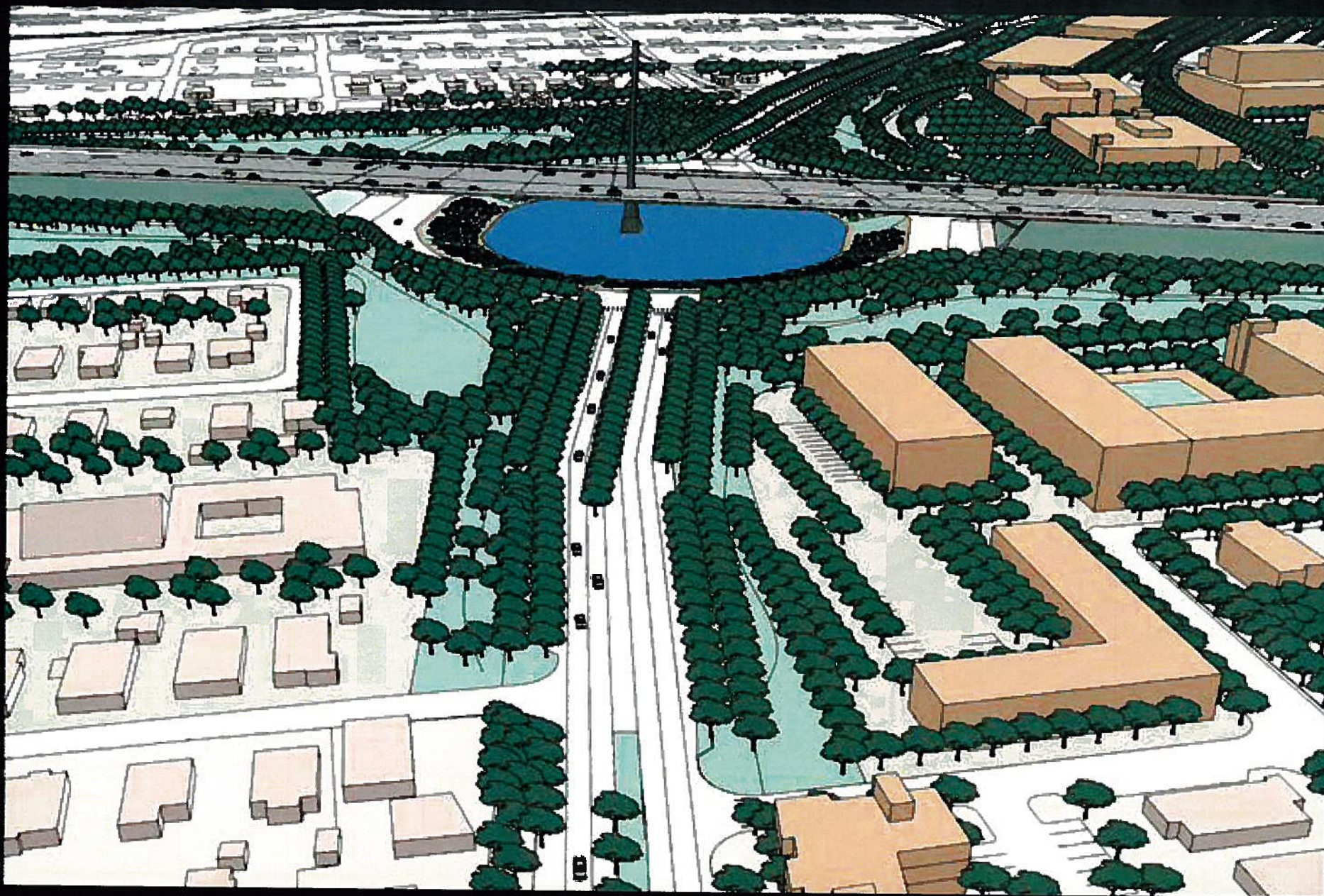
SUB AREA: S. LAMAR EAST END (ZONE 1d)

DEVELOPMENT SCENARIO B: RETAIL AND OFFICE PARK



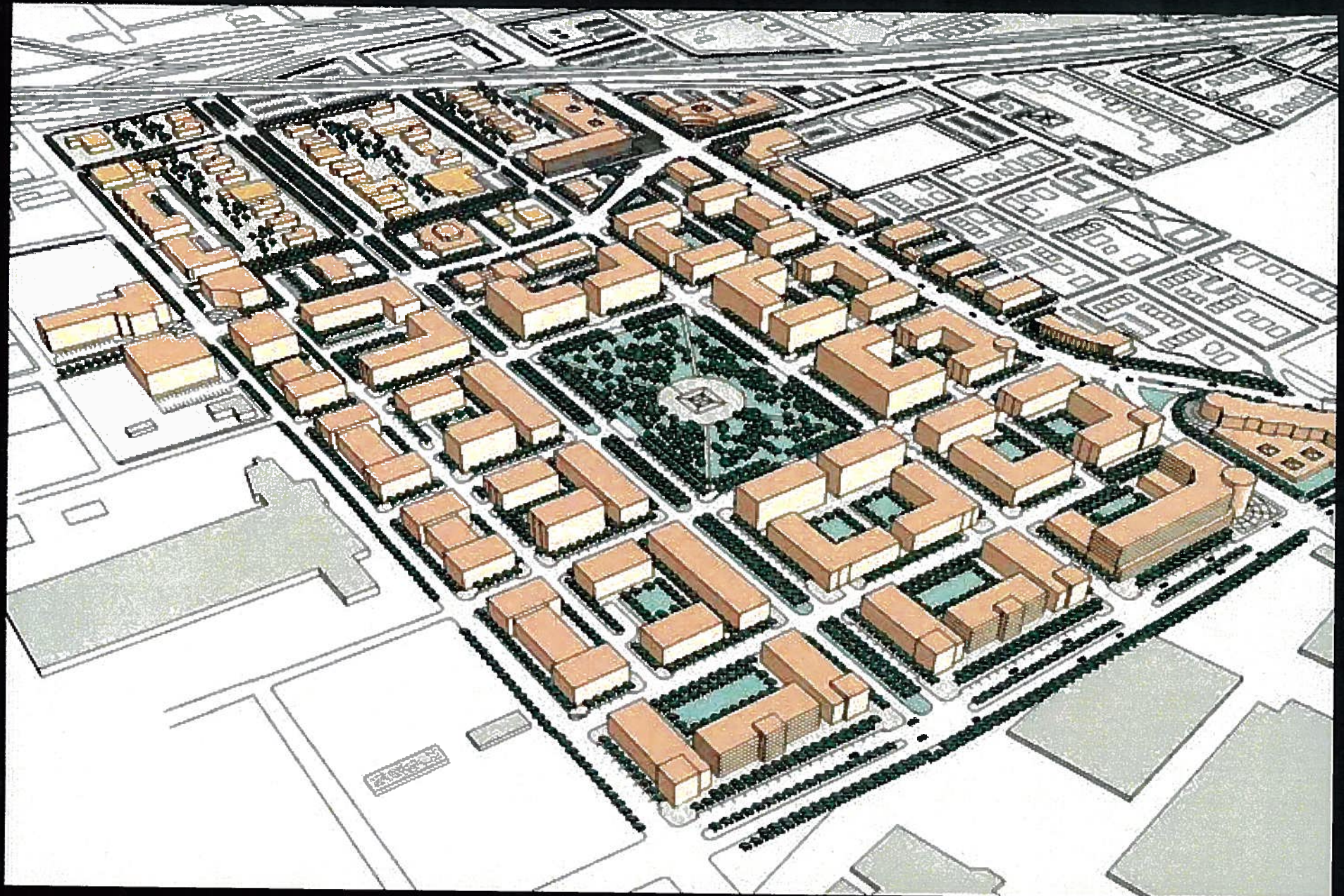
SUB AREA: S. M. WRIGHT GATEWAY

3D ANIMATION



SUB AREA: PARK ROW NEIGHBORHOOD

CONCEPT 2: HIGH DENSITY MIXED-USE NEIGHBORHOOD



SUB AREA: PARK ROW NEIGHBORHOOD

CONCEPT 3: LOW DENSITY MIXED-USE NEIGHBORHOOD WITH INFILL DEVELOPMENT

