

Urban Design and Plans for Specific Areas

Urban Design Framework

The Comprehensive Land Use Plan identifies critical urban design issues for areas along the Trinity. It sets four key principles to guide urban design in these areas:

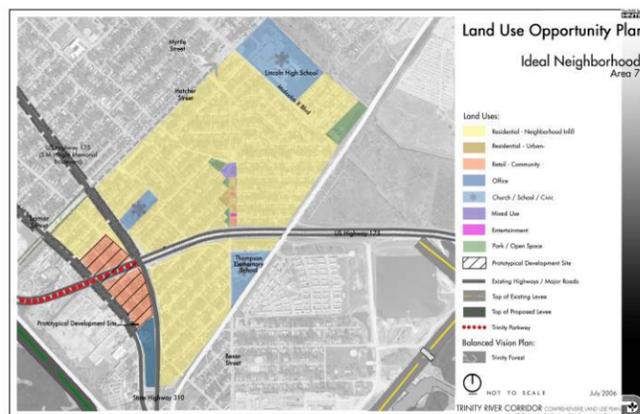
- Protecting key view corridors so new development does not block important vistas of the Dallas skyline, the Trinity River and landmarks such as the signature bridges.
- Avoiding a ‘wall of buildings’ that limits views along the river greenbelt edge.
- Establishing riverfront development patterns that encourage new investment and redevelopment while protecting views from properties located further from the river’s edge.
- Establishing riverfront development patterns that enhance the view looking back at the city from the trails, lakes, and wetlands inside the river greenbelt and from the bridges crossing the river.

Trinity Corridor Planning Districts

The Trinity River Corridor is divided into seven Planning Districts in order to communicate appropriate land use planning and design policies for each part of the corridor. These districts are: South Trinity Forest, I-45 Gateway, North Trinity Forest, Downtown – Lakes, West Dallas, Stemmons and Elm Fork. The Plan discusses each Planning District in detail, identifying issues and explaining the District’s preferred land use plan. Detailed plans for special areas within the districts are also presented.

Study Areas

Within the Trinity River Corridor, 23 study areas were identified for more detailed evaluation and policy recommendation. These areas include important existing neighborhood and business



assets, are adjacent to key Trinity River Corridor project improvements, or are near other major public facilities or investments. The detailed development direction for each of these study areas includes an area description and two key plans.

- A “**Land Use Opportunity Plan**” shows specific development opportunities in the study area, based on expected market response to the Trinity Project’s major public improvements. These maps also capture the land use desires for the corridor expressed by the stakeholders through a series of stakeholder meetings and reflect the professional evaluation of staff and consultants.
- An “**Urban Design Framework Plan**” illustrates the development framework created by major public projects and additional design features that should be created during future development. These features include entry portals, design of significant intersections, pedestrian access to the Trinity River, preservation priorities, streetscape treatment, and other significant civic elements.

Prototype Sites

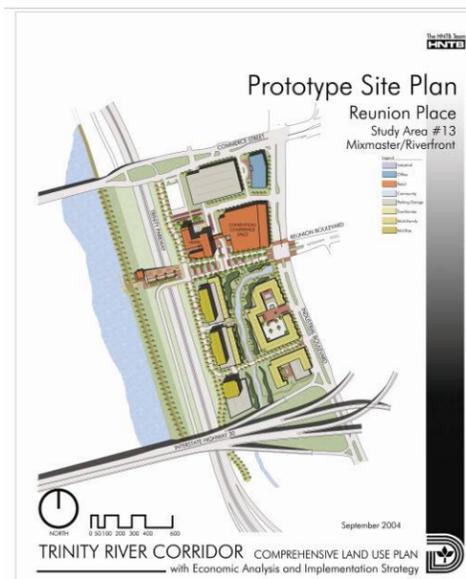
A final component of this land use planning and urban design study was the creation of example site development plans for ten prototype sites within the corridor. These sites’ development conditions are similar to those at many other Corridor locations.

The prototype site plans do not show actual current projects; instead they are examples of new development supported by Trinity public investments. The case studies for these prototype sites include land use mix and intensity; a site plan showing suggested roads, buildings, landscaping and other features; an economic analysis and specific implementation tools to achieve the example developments.

For More Information

This plan is the result of a process that began in 2000 and concluded when the Dallas City Council adopted this plan on March 9, 2005.

For more information on development direction for a particular area or to obtain the complete Comprehensive Land Use Plan, please contact the Trinity River Planning & Development Office at (214) 671-9500 or 1500 Marilla 6BS, Dallas TX 75201 or go to www.dallascityhall.com/html/trinity_river_planning.html.



Trinity River Corridor Comprehensive Land Use Plan

The Trinity and Dallas

The Trinity River Corridor includes almost 70 square miles of territory in the center of Dallas and at the heart of a major urban region. A crossing of the Trinity River was the site where Dallas was founded and today this corridor includes many of the city’s most recognizable landmarks, its downtown, a large share of its economic base and its most notable natural areas. For all these reasons, the future of Dallas is closely linked to the future of this corridor.



Dallas voters understood the importance of this corridor in 1998, when they approved \$246 million in bond funding for major public investments for the Trinity River Corridor. Those investments should do more than address infrastructure issues. They should be catalysts for new development and reinvestment in

existing communities along the river, the foundation upon which private property owners make investments in their homes, businesses and buildings that will successfully attract residents and businesses to the corridor throughout the 21st century.

This Comprehensive Land Use Plan is an important asset for the individuals and organizations that make decisions affecting the Trinity River Corridor. Its broad vision describes the character this corridor should have in the future. It establishes the general principles that will direct preparation of detailed plans for smaller parts of this large area. It provides guidance about the appropriate land uses and development patterns for the corridor that can be used by citizens, property owners and City officials as they review specific development proposals. It offers a point of departure for action by many partners to carry out particular projects that will, in the long term, achieve the desired vision for the Trinity River Corridor.

Vision for the Future

This vision for the Trinity River Corridor offers an exciting image of neighborhoods, open spaces and business areas that appeal to people who live in Dallas now and who will choose to live here in the future:

- ✓ Single family neighborhoods, many of which exist today, that offer a high quality of life and benefit from locations close to jobs and recreation.

- ✓ New urban neighborhoods with a mix of homes, offices and shops within walking distance, linked to the rest of the region with light rail transit and trails as well as roadways.
- ✓ The largest urban hardwood forest in the nation and flagship centers so visitors can appreciate the Trinity’s natural resources.
- ✓ Other distinctive parks, recreational facilities and amenities that provide a unique identity for nearby business areas and communities.
- ✓ A wide array of retail centers serving neighborhood and regional shopping needs.

The 2050 Vision Statement for the Trinity River Corridor in Dallas

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River.

Additionally,

The Trinity River Corridor is the City’s model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river’s meandering environment.

Plan Objectives

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the city
- Enhance the City’s urban form to increase the appeal of urban life

community & economic development. These public investments are designed to maximize the opportunities for community revitalization and economic development along the river.

- ✓ Sites that are appropriate and desirable for a wide range of businesses, from manufacturing plants and distribution centers to corporate headquarters and firms researching emerging technologies.
- ✓ Job opportunities for Dallas residents at all skill levels.
- ✓ Public improvements that provide flood protection, transportation and other important services to people and companies who choose to invest their own resources in this corridor.

The Trinity River Corridor Comprehensive Land Use Plan is the ‘blueprint’ for this future.

Framework Concepts

The Dallas City Council adopted “A Balanced Vision Plan for the Trinity River Corridor” in December 2003. This plan establishes the design for major public improvements for the overall Trinity River Corridor Project. It addresses flood protection, environmental restoration & management, parks & recreation, transportation and

Future Land Use Plan

A land use plan describes a community's preferred pattern of future development. It provides policies, maps and other illustrations that can be used by citizens, property owners and public officials to determine whether a proposal for development on a particular piece of property is consistent with this preferred pattern of development. It does not, however, prescribe specific zoning or development regulation at a parcel-specific level.

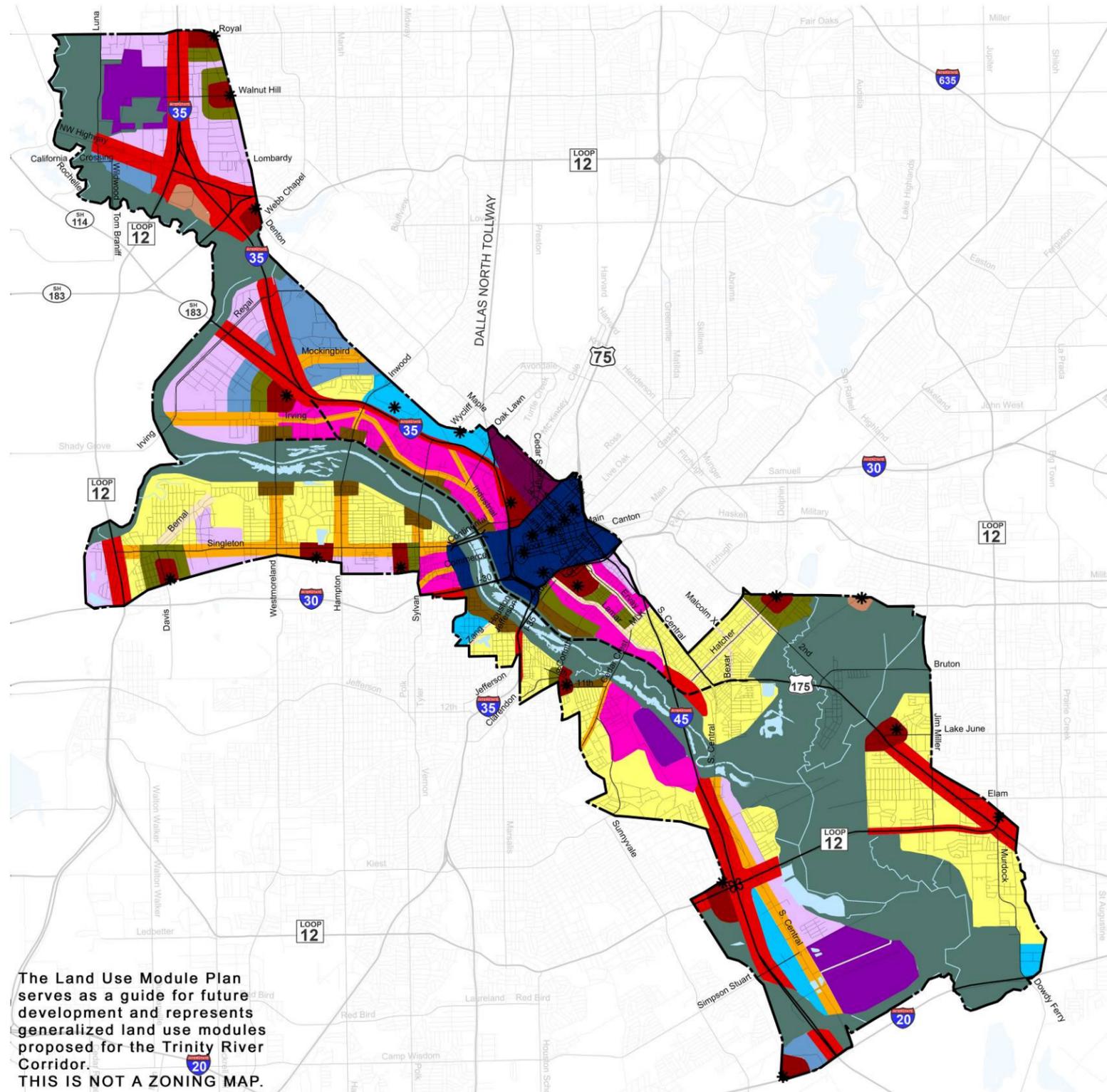
This comprehensive land use plan defines a set of 33 'land use types' that are appropriate in one or more locations throughout the Trinity River Corridor.

These land use types are then combined into 15 'land use modules'. Each module includes several land use types. The mix of these types defines the character of development within an area. The mix of land uses in each module is not intended to be prescribed strictly through zoning; it serves as a general policy guide to achieve a desirable land use mix through development decisions, other city policies, investments and incentives.

The land use modules are applied to the map of the Trinity River Corridor to create the 'future land use plan' shown here. This plan covers the entire corridor and illustrates the City's policy direction for future development and redevelopment.

This plan resulted from detailed analysis by professional staff and consultants, as well as extensive input from citizens and stakeholders at each stage in the development of this plan. Major stakeholder recommendations reflected in the Future Land Use Plan are:

- Within a three- to four-mile radius of downtown Dallas, corridor development should emphasize higher density, mixed use development and economic activity along the river's edge.
- Outside that radius, the corridor's development pattern should reflect dispersed centers of density or activity at locations such as major intersections and DART stations.



The Land Use Module Plan serves as a guide for future development and represents generalized land use modules proposed for the Trinity River Corridor. THIS IS NOT A ZONING MAP.

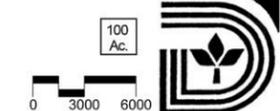
- In West Dallas, economic activity is planned at dispersed locations throughout the community, while traditional residential (without non-residential uses) is maintained at most places along the riverside.
- Heavy Industrial uses are expanded at each end of the corridor, while the areas in between cater to existing Residential Traditional uses, emphasize Mixed Use / Adaptive Reuse and Residential Riverside uses, promote

TRINITY RIVER CORRIDOR FUTURE LAND USE PLAN

PREFERRED SCENARIO

Legend

- CORRIDOR MODULES**
- Regional Corridor
 - Community Corridor
 - Neighborhood Corridor
- LAND USE MODULES**
- CBD
 - Regional Employment
 - Office
 - Mixed Use High Density
 - Mixed Use / Adaptive Reuse
 - Transit Center
 - Community Village
 - Residential Riverside
 - Residential Urban
 - Residential Traditional
 - Light Industrial
 - Heavy Industrial
 - Trinity River Floodway
- Other Symbols:**
- Corridor Boundary
 - Trinity Tollway
 - DART Stations
 - Lakes
 - Road
 - Arterials
 - Highway
 - Future Bridge



Light Industrial uses, and expand Central Business District uses.

- Land use patterns that emphasize transit and pedestrian-oriented activities are actively promoted throughout the corridor.
- The expansion of rail transit is supported throughout the corridor and specifically in West Dallas and along IH-45. Transit-oriented development should occur around potential transit stations.
- A trail system should be implemented throughout the Trinity River Corridor. It serves as a catalyst for development and adaptive reuse as well as an important tool for connecting neighborhoods.
- Mixed use development should form a buffer between residential and industrial uses.
- Development patterns should provide as much development south of the river as north of the river.
- Higher density uses should be located close to downtown on both sides of the river.

This Plan is the long-range land use and development plan for the Corridor. In this capacity, the Comprehensive Land Use Plan will be the policy reference for City staff, the City Plan Commission, and the Dallas City Council when they consider decisions affecting land use in the corridor. In addition to the land use plan's importance for the public sector, the plan directs the private sector regarding the community's preferences for how development should take place.

The Trinity River Corridor Comprehensive Land Use Plan is a central component of the *Forward Dallas! Plan* for the entire City of Dallas. Its objectives, preferred land use plan and other policies establish the development direction for this part of Dallas within the context of the overall *Forward Dallas! Plan*.