



CITY OF DALLAS

Trinity River Corridor

COMPREHENSIVE LAND USE PLAN



Final Report

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1. Introduction

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 in flood protection, transportation, environmental, recreation and open space improvements for the Trinity River Corridor. Those public investments should do more than address these specific issues – they should serve as catalysts for new development and reinvestment in existing communities along the river. They should be 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 tool 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.

The vision for the Trinity River Corridor found in this plan 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. It includes:

- ✓ Single family neighborhoods, including many that 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, often 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 – from neighborhood school children to international tourists – can appreciate the natural resources of this area.

- ✓ 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.
- ✓ 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.

The plan contains seven chapters, including this introduction. The chapters that follow are:

- ✓ ***A Vision to Transform Dallas' Trinity River Corridor***, which imagines the future of this corridor and describes its key features;
- ✓ ***Land Use and Urban Design Throughout the Trinity Corridor***, which explains the overall principles that should guide land use and urban design in all parts of the Trinity Corridor;
- ✓ ***Implementation Strategies Throughout the Trinity Corridor***, which explains the capital projects and other tools needed to carry out this plan;
- ✓ ***Trinity Corridor District Plans***, which provides more detailed direction about the development patterns in particular parts of the corridor;
- ✓ ***Creating This Plan***, which summarizes the process used to prepare this plan; and
- ✓ ***Background Documents***, which lists the resource reports produced during the planning process.

This document is the result of a planning process that started in 2000 and was completed in 2005. During that time, many detailed research reports were produced and an extensive, inclusive public involvement program was conducted. This document is based on the ideas, input and analysis of the hundreds of people who participated in that process. It should create a future that meets their needs and inspires their enthusiasm for Dallas and the Trinity River.

Dallas' Trinity River Corridor

