



CITY OF DALLAS

Trinity River Corridor

COMPREHENSIVE LAND USE PLAN



Final Report

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7. Background Documents

The Trinity River Corridor Comprehensive Land Use Plan project began in June 2000; the resulting plan was adopted by the Dallas City Council on March 9, 2005. During the course of this project, many additional research reports were completed. The analysis and conclusions in these reports played important roles in developing this final plan. These reports are listed below, in chronological order. In each case, the date of the report is indicated after its description.

The Trinity River Corridor: Approaches to Benefit Capture

This report describes the tools that can be used to help finance public investments and attract private investment to the corridor. April 2001.

The Trinity River Corridor: Market Analysis and 20-Year Development Planning Targets

This report evaluates the dynamics of the Dallas area real estate market and proposes initial targets for the amount of development, by type, that could be anticipated in the Trinity River Corridor between 2001 and 2020. April 2001.

Housing Strategies

This report examines each of the 22 study areas within the Trinity River Corridor and evaluates current housing conditions, neighborhood revitalization opportunities and a variety of tools for successful reinvestment. June 2001.

Target Industry/Cluster Industry Analysis

This report presents the findings of the target industry/cluster industry analysis for each sub-area of the Trinity River Corridor. The purpose of this analysis is to identify those industry clusters that are performing best in the regional marketplace and have the greatest potential for growth over the next 20 years. October 2001.

Phase 3 – Trinity River Corridor – 2050 Vision and Cost-Benefit Analysis Options

This report proposes a 2050 Vision for the Trinity River Corridor. It also describes 12 different land use and development patterns created by the consultants and staff to depict anticipated future growth related to each of the 12 options for public investments in the corridor. This report was presented to the public in a series of meetings in February and March 2002. February 2002.

The 2050 Vision Plan: Integrating Land Use and Transportation

This briefing was presented to the Dallas City Council's Transportation and Telecommunications Committee on May 29, 2002. It presents national research that supports the direction of the 2050 Vision Plan for the Trinity. May 2002.

Fiscal and Economic Impacts of Proposed Recreation and Transportation Initiatives in the Trinity River Corridor; Dallas TX

This report presents the detailed results of fiscal and economic analysis of the Trinity River Corridor Project, including the alternative alignment options of the Trinity Parkway that were being evaluated by the North Texas Tollway Authority. The combination of public investments that were considered in the evaluation:

- True No Build
- Trinity Project Only (lakes and flood protection but no Trinity Parkway improvements)
- Industrial Elevated with Lamar South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Industrial Elevated with Riverside South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Industrial at Grade with Lamar South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)

- Industrial at Grade with Riverside South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Combined Riverside with Lamar South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Combined Riverside with Riverside South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Split Riverside with Lamar South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Split Riverside with Riverside South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Split Landside with Lamar South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)
- Split Landside with Riverside South Ending (lakes, flood protection and the Trinity Parkway alternative described in this title)

October 2002.

A Comparative Analysis of the Trinity River Project Options

This report was presented to the Dallas City Council on June 17, 2003. It includes previously presented recommendations on the 2050 Vision Plan for the Trinity River Corridor. It also evaluates the implications of options for the park, flood control and Trinity Parkway investments in the Trinity River Corridor. For each set of public investments, this report assesses the implications for land use and development patterns in the surrounding areas, the ability to achieve stated urban design goals, and the anticipated fiscal and economic impacts on the public and private sector. June 2003.

7. Background Documents

Trinity River Urban Design & Transportation Study: Potential Urban Design Refinements for the Comprehensive Land Use & Urban Design Plan

This report examines the effects of the *Balanced Vision Plan for the Trinity River Corridor* on the previous recommendations for land use and urban design in the corridor. July 2004.

Land Use Scenarios Alternatives Analysis

This report describes and analyzes two corridor-wide alternative scenarios: River-Oriented and Dispersed. These scenarios use the land use definitions and modules described in Chapter 3 of this plan. These two alternatives were evaluated by the consultants and staff and presented for public input in late 2004. The “Preferred Land Use Plan” resulted from this analysis and input. October 2004.

Opportunity Area Report

This document provides a detailed analysis of the development potential of two prototype sites –Lamar Center and Oak Lawn Center. Building on previous analysis done for all study areas and prototype sites, this report uses these two sites to illustrate the creation of a development program, application of implementation tools and creation of a development phasing program. It provides a model that can be used for these and other sites within the corridor. October 2004.

Initial Research: Redevelopment Tools for the Trinity River Corridor

This report examines the experience of other Texas cities which use a variety of redevelopment tools. It recommends action to create a set of tools for Dallas’ redevelopment of the Trinity River Corridor. January 2005.

Trinity River Corridor Fiscal and Economic Impact Analysis Balanced Vision Plan and Update of 2002 Analysis

This memo provides an analysis of the adopted Balanced Vision Plan’s fiscal and economic impact, and provides an update of the Fiscal and

Economic Impacts of Proposed Recreation and Transportation Initiatives in the Trinity River Corridor. April 2005.