



City of Dallas

***FORWARD*DALLAS**
**Comprehensive
Land Use Plan
Update**

**City Council Briefing
Feb 7, 2024**

Andrea Gilles, AICP, Interim Director
Department of Planning & Urban Design

Purpose



Project team to provide an update on the progress of the ForwardDallas Comprehensive Land Use Plan Update (ForwardDallas 2.0)



Presentation Outline



- What is & isn't ForwardDallas?
- Where are we in the process?
- Major plan document components
- How to use this plan
- Project next steps



WHAT IS AND ISN'T FORWARD DALLAS?





What is ForwardDallas?

ForwardDallas is an update to the 2006 Vision Plan.

It is **NOT** a zoning document.

What it is...

FUTURE LAND USE

Represents the ideal primary activities of land that embody the desired development character within the city.

What it is not...

ZONING

Rules that regulate how parcels of land are developed.





What is ForwardDallas?

ForwardDallas does **NOT** call for the elimination of single-family zoning or neighborhoods.

It establishes a framework for continued conversation about how to implement the plan, which **may** include future zoning, code changes, smaller area plans, etc.

What it is...

FORWARDDALLAS

Any density suggested in single family communities should be designed to scale, sensitive to the existing context, be incremental, and involve the community through an engagement process.

What it is not...

ZONING / CODE

All zoning and code changes in the city follows separate processes that includes community engagement.





What is ForwardDallas?

ForwardDallas does not prescribe one specific answer.

It lays out guidance for further discussion and action, all of which will include additional community engagement.

What it is...

 **FORWARD DALLAS**

Community engagement and input is an open door and will remain open during this project.

What it is not...

 **ZONING / CODE**

All zoning and code changes in the city follows separate processes that includes community engagement.





Why ForwardDallas?

✓ PROJECTED GROWTH

- NCTCOG projects city's population to grow to **1.6 million by 2045**
- DFW one of the fastest growing large metro areas in the country

✓ AGING + PIECEMEAL POLICY

- Large % of the city without an adopted land use plan
- Many adopted plans **over 20 years old**

✓ STRATEGIC LAND USE GUIDANCE

- Intentional growth and preservation guidance
- Provides a **framework to discuss future change**, what change should generally look like, and how to be involved in that change

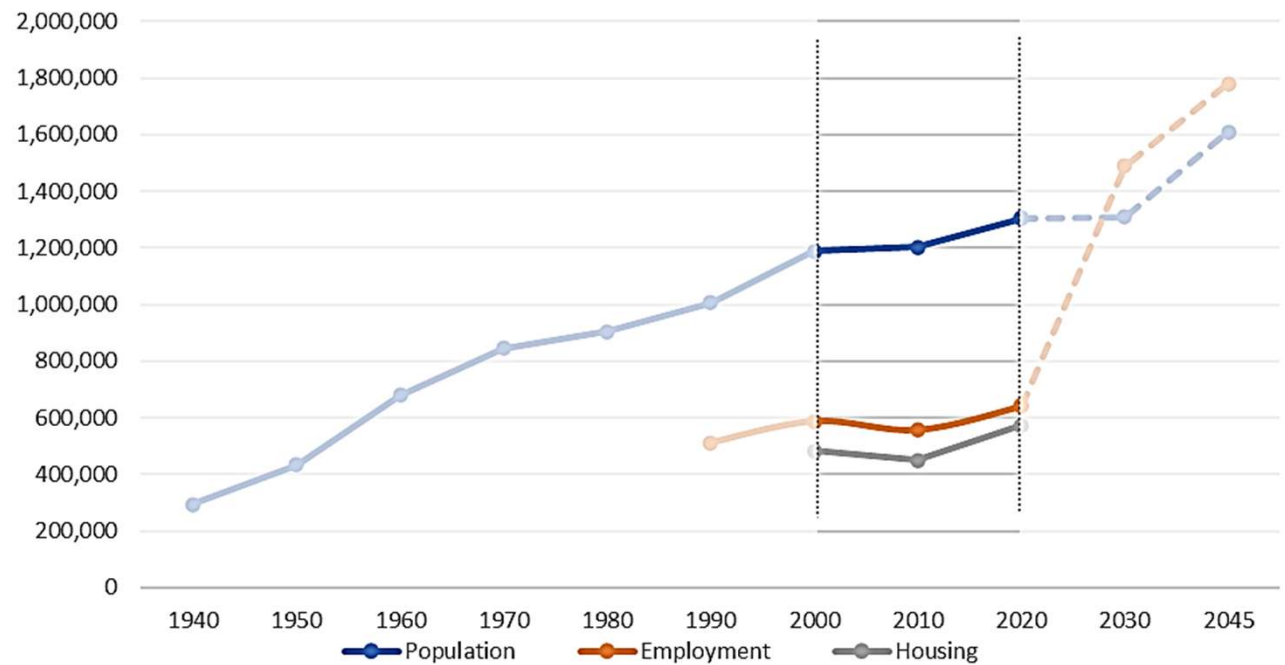


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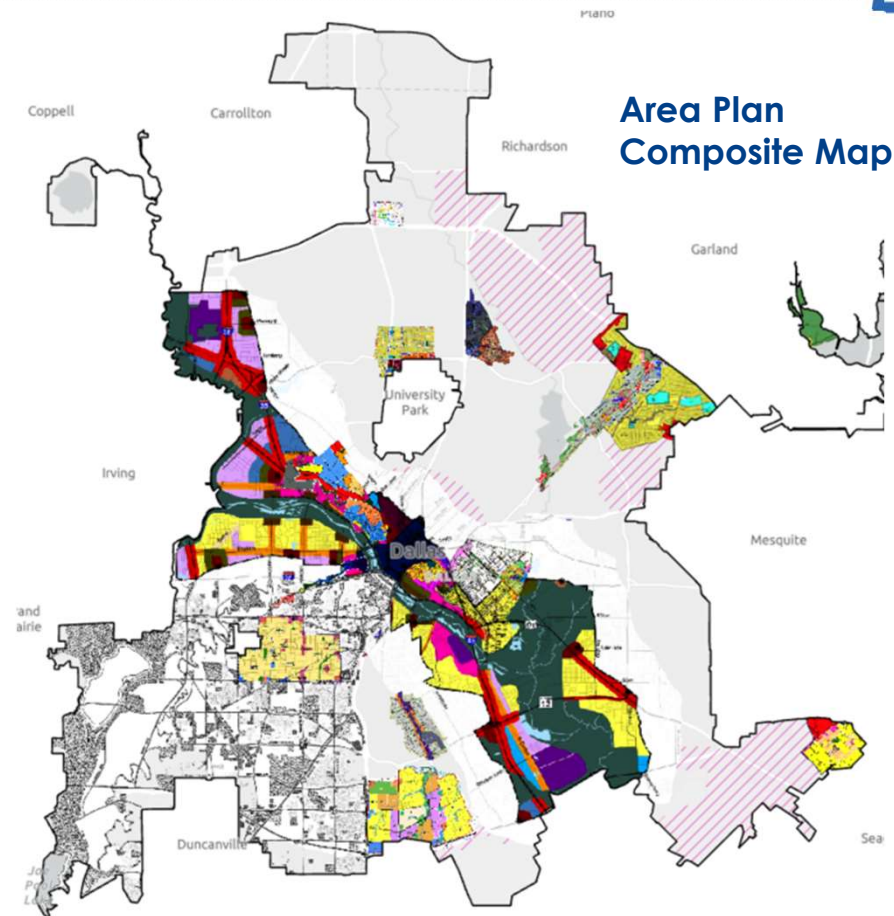


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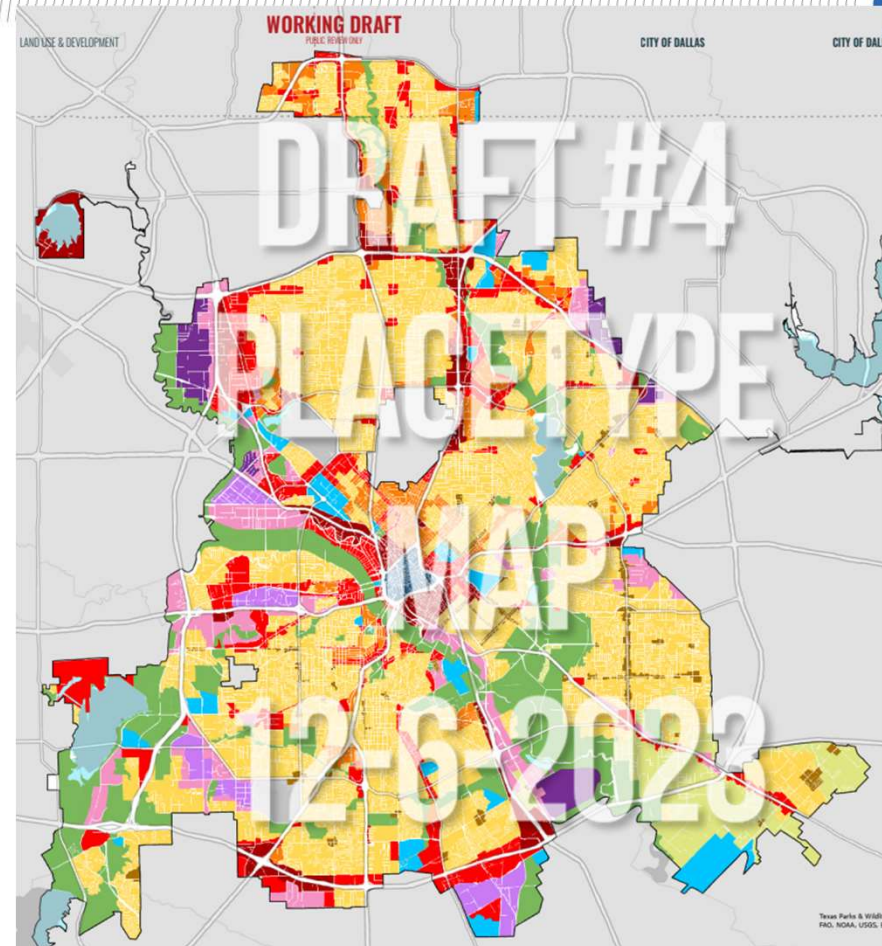


Why ForwardDallas?



LAND USE GUIDANCE

Provides a **framework to discuss future change**, what change should generally look like, and how to be involved in that change



Why ForwardDallas?



Adds to the puzzle of recently adopted citywide policies/plans:

- 2022-2023 Racial Equity Plan
- Dallas Housing Policy 2033 (2023)
- Economic Development Policy (2023)
- Connect Dallas Mobility Plan (2021)
- Comprehensive Environmental & Climate Action Plan (2020)



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Policies contingent on ForwardDallas

*Identify through **ForwardDallas**, mixed-use land uses in historically disadvantaged communities and [propose rezoning] to increase walkable and affordable housing and economic development...*





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Policies contingent on ForwardDallas



“ForwardDallas... [to] work to increase the production of housing in a targeted manner that aligns with the goals of DHP33.”





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Policies contingent on ForwardDallas

*Review land use policies through [the] **Comprehensive Plan update** to heighten job creation at neighborhood level in tandem with redevelopment efforts of aging commercial centers.*





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Policies contingent on ForwardDallas



*Incorporate mobility metrics—such as impact to vehicle miles traveled and mode split—as key indicators of the land use scenarios to be explored in the **upcoming revision of the ForwardDallas comprehensive plan***





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Policies contingent on ForwardDallas

*Develop a new comprehensive land use strategy in the **upcoming comprehensive plan** update to pair with the Strategic Mobility Plan and CECAP goals, adopt policy to reduce transportation related GHG emissions.*

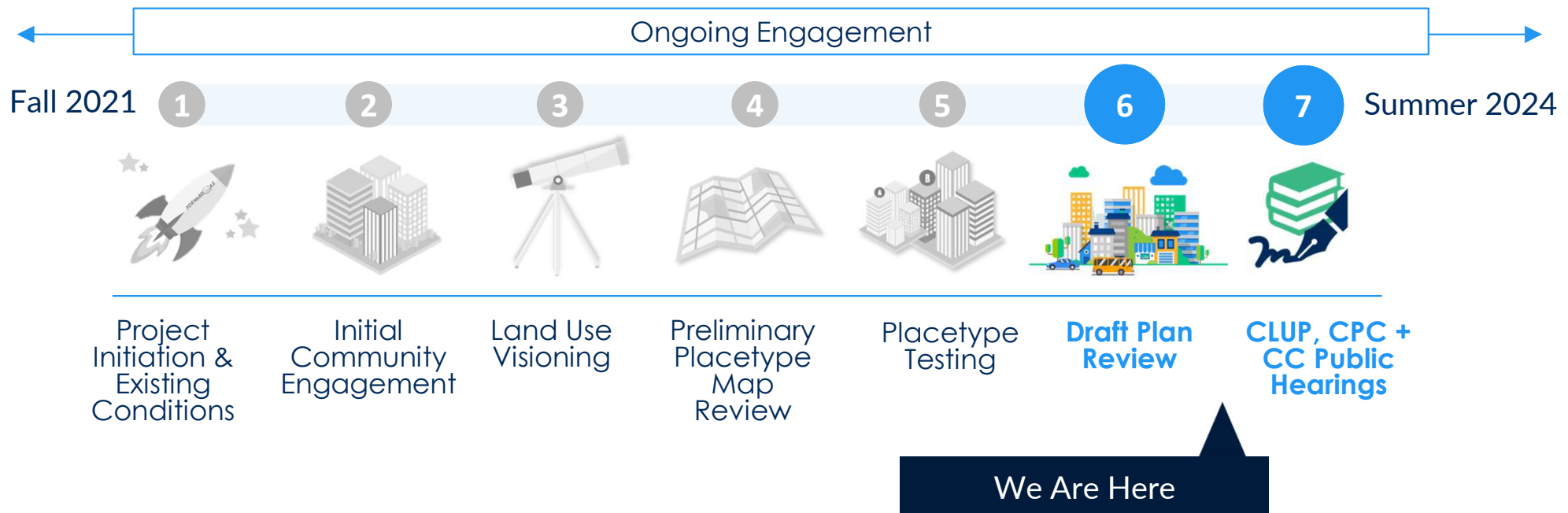


**WHERE ARE
WE IN THE
PROCESS?**





Where are we in the process? (Timeline)





What Have We Done?

31

The Comprehensive Land Use Plan Committee (CLUP) is a standing committee of the City Plan Commission (CPC) that provides oversight during the update process.

Jan '22 Mar '22 Mar '22 May '22 Jun '22 Jun '22 Jul '22 Jul '22 Aug '22 Aug '22

Sep '22 Sep '22 Oct '22 Feb '23 Mar '23 Apr '23 May '23 May '23 Jun '23 Jun '23

Jul '23 Aug '23 Aug '23 Sep '23 Sep '23 Oct '23 Oct '23 Nov '23 Nov '23 Dec '23

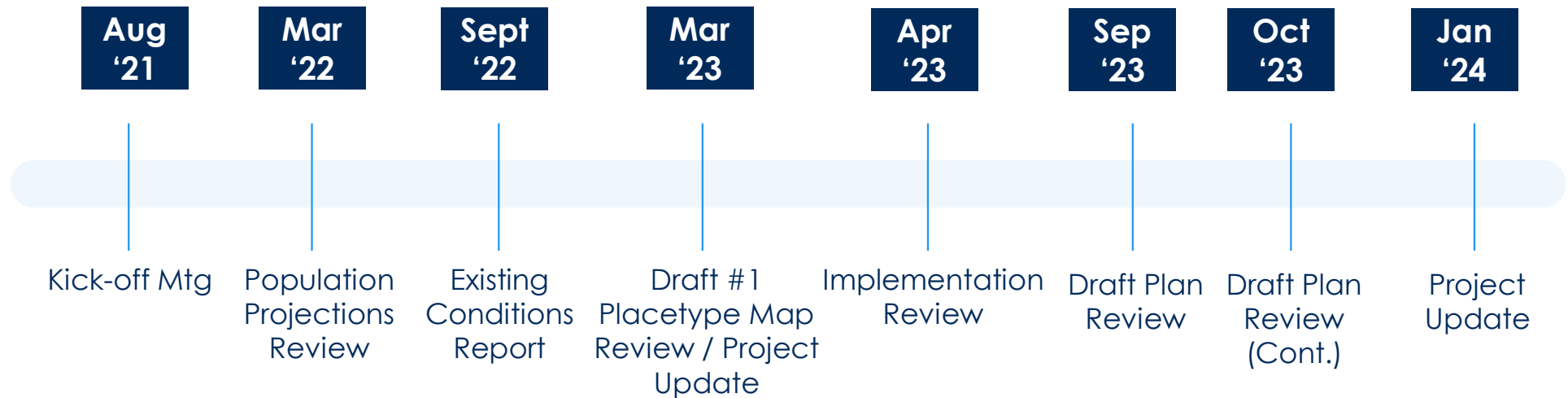
Jan '24





What Have We Done?

The Technical Committee is an ad hoc informal committee intended to provide more technical feedback and guidance on deliverables. They provide a technical perspective and insights on the recommendations of the draft ForwardDallas plan. Technical Committee meetings are not open to the public.





What Have We Done?



22000+

Interactive Webmap Visits



1000+

In-Person Participants



8000+

Unique Online Users



1600+

Map Comments



65+

Virtual Events



170+

In-Person Events



Advisory



Capacity Building



Listening Session / Focus Group



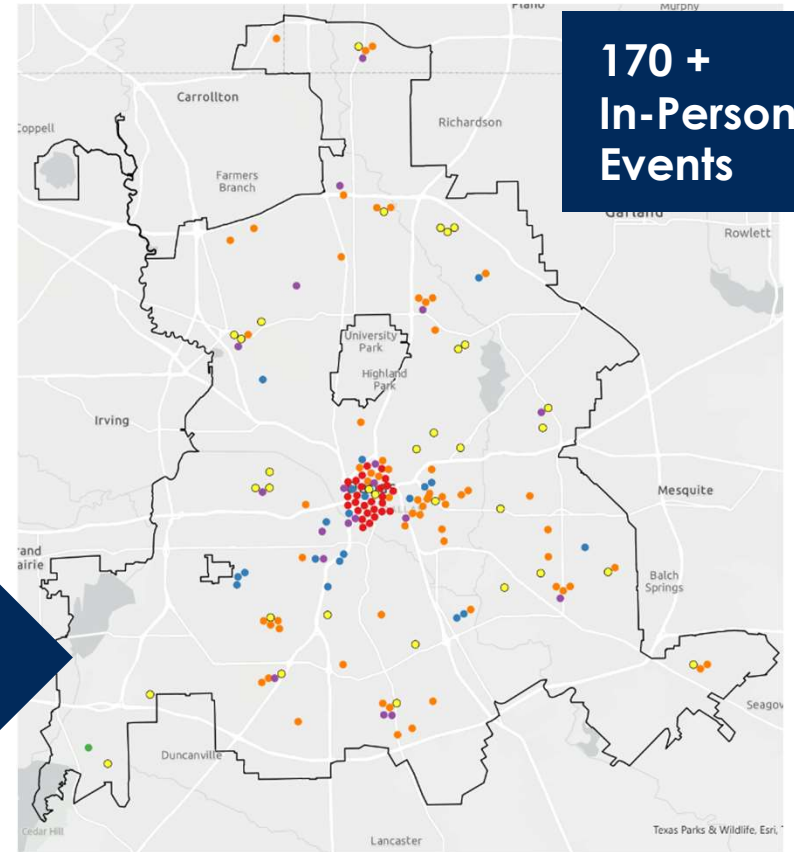
Open House



Popup/Table



Workshop



As of Feb 2024



MAJOR PLAN DOCUMENT COMPONENTS





Major Plan Components








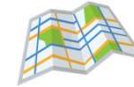
A Land Use Themes (Goals)

-  Environmental Justice
-  Housing Accessibility
-  Economic Development + Revitalization
-  Transit Oriented Development (TOD) + Connectivity
-  Community + Urban Design

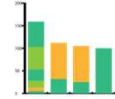
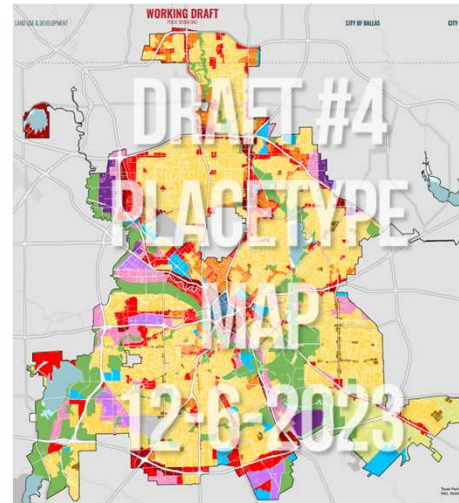


B Placetype Descriptions

-  Regional Open Space
-  Small Town Residential
-  Community Residential
-  City / Urban Residential
-  Neighborhood Mixed Use
-  Community Mixed Use
-  Regional Mixed Use
-  City Center / Urban Core
-  Institutional / Special Purpose
-  Flex Commercial
-  Logistics / Industrial Park
-  Industrial Hub



C Placetype Map



D Implementation Plan

- 1 Theme Objectives
- 2 Actions Steps
- 3 Implementing Partner / Agency
- 4 Timeframe
- 5 Metrics



HOW IS THIS PLAN USED?

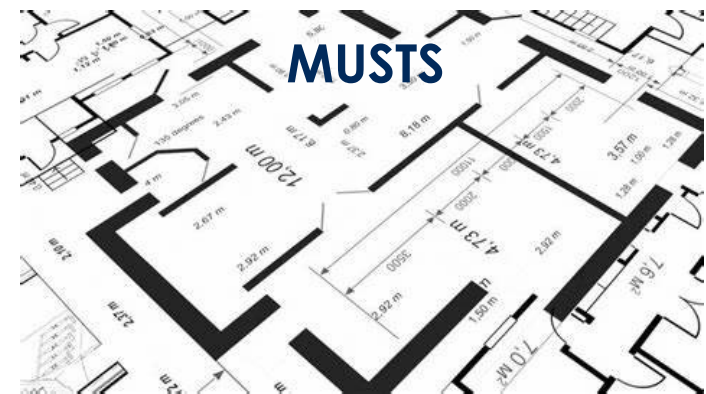
1. Development Review
2. Budget Priorities & Capital Improvements
3. Responding to Community Concerns
4. Changes



How does this help with development review?

Placetypes provides non-regulatory, future land use guidance on how a community **SHOULD** look like while Zoning is the regulatory requirement for how a property **MUST** be developed.

NOTE: Land use guides zoning but does not create zoning.

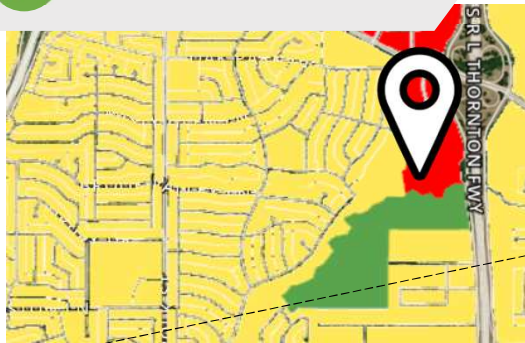




How does this help with development review?



FD 2.0



COMMUNITY MIXED USE (CM)

CONTEXT [LEARN MORE \(ECR\)](#)



WORKING DRAFT
PUBLIC REVIEW

LAND USE & DEVELOPMENT | CHAPTER #

CHARACTER DESCRIPTION

Community Mixed Use areas are located at major intersections and along key corridors, serving multiple surrounding neighborhoods and attracting retailers and services that require a larger market area. A mix of commercial, office, residential, retail, and services are concentrated adjacent to larger nodes of activity. Commercial centers, commercial corridors, and office parks are representative of this placetype. Residential uses are accommodated within mid-rise buildings, and some mixed-use structures are connected by internal and external pedestrian pathways.

These areas are often located along DART bus and rail routes to maximize transit connections to retail and job centers and provide multiple mobility options for residents and employees. Vehicular access is generally easily accessible given that buildings are often located on separate parcels with their own parking areas.

For Community Mixed Use areas closer to Downtown Dallas, development is concentrated in compact blocks with quality access to transit and a high degree of connectivity to surrounding neighborhoods. Buildings in these urban areas are generally developed vertically (multiple uses in a single building) also offer more housing options and are along fixed transit/ transportation nodes, hubs, and corridors. Within more suburban areas of Dallas, these areas are comprised of larger complexes, often with fewer stories but yet offer a large amount of retail, restaurant and personal services that are generally separated from other by large parking areas or open spaces along the perimeter.

LOCAL EXAMPLES

1. WEST WILLAG
2. KOREATOWN
3. DESIGN DISTRICT
4. WYNNEWOOD VILLAGE
5. CASA LINDA

FUTURE LAND USE MIX

- Agricultural
 - Private Open Space
 - Public Open Space
 - Single Family Detached
 - Single Family Attached
 - Multiplex
 - Apartments
 - Mixed Use
 - Lodging
 - Office
 - Commercial
 - Public Institution
 - Transportation
 - Utility
 - Light Industrial
 - Heavy Industrial
- PRIMARY USE
 SUPPORTING USE

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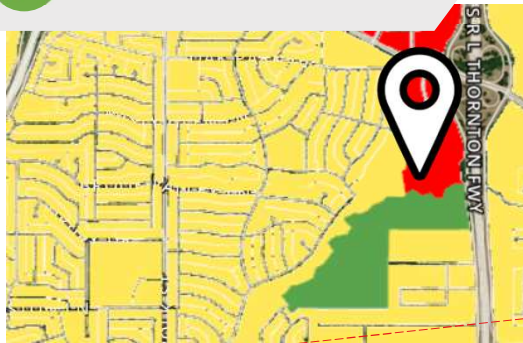




How does this help with development review?



FD 2.0



A. PLACETYPE APPLICATION

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CM A-1

Established Community Mixed Use areas should focus on incorporating additional community gathering spaces, pedestrian amenities and enhanced landscaping as a catalyst for more destination activity around commercial uses.

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CM A-2

Properties without structures, on them or without active land uses, like parking lot, provide opportunities for redevelopment for mixed use and residential structures providing housing and housing choice in and around our neighborhoods.

CM A-3

New development should be located at the edges of large blocks to create a walkable environment and parking and service areas should be screened from public view.

CM A-4

Industrial, outdoor storage areas and other properties without active land uses within close proximity to residential areas, particularly those

THEME CONNECTIONS



near DART bus and rail routes, should be prioritized for redevelopment.

CM A-5

Areas intended for transition from another development pattern to the Community Mixed Use placetype primarily consist of roadway corridors or industrial areas that are no longer compatible with the surrounding development pattern.

CM A-6

These areas may need more detailed master planning efforts to ensure adequate infrastructure, appropriate phasing of old development to new to avoid the proximity of incompatible land uses, and a well-connected public realm with new construction.

CM A-7

Light Industrial land use is intended as a supportive component, limited in scale (such as small office/warehouses) and designed to fit cohesively within the overall composition of the placetype.

B. ADJACENCIES

CM B-1

New development should transition along the edges to nearby residential neighborhoods with landscaping buffering, complete streets, pedestrian pathways and lower building heights.

URBAN DESIGN ELEMENTS

MOBILITY + ACCESS

- 1 Design ground floor building facades with a high degree of transparency and locate doorways along primary routes to foster a vibrant pedestrian environment.
- 2 Screen building service functions and mechanical equipment for commercial developments.

GREEN + OPEN SPACE

- 3 Integrate green spaces like plazas and parklets into commercial districts to serve as an amenity to residents and businesses.
- 4 Integrate green infrastructure like bioswales, permeable pavement, and green roofs to reduce urban flooding and heat island effects.

STREETSCAPE + PARKING

- 5 Promote the use of shared parking facilities between commercial uses
- 6 Incorporate onsite landscaping to screen parking and service areas from public rights-of-way.
- 7 Discourage site design that places parking lots along roadway frontage.

BUILDING FORM + CHARACTER

- 8 Incorporate landscaped buffers into new development to minimize impacts on nearby established residential areas.
- 9 Anchor commercial districts with mixed-use and commercial development at key intersections.
- 10 Taper building height and bulk in edge areas to transition to less intense development in neighboring areas.





How does this help with the budget and CIP?

- Capital improvements are important means of implementing the Comprehensive Plan. New water, sewer, drainage, streets, etc. are critical to implementing plans for future development.



Theme Goal: Promote equitable development of Dallas' diverse communities and sustainable economic growth across the city by revitalizing underserved neighborhoods, commercial corridors, and mixed-use job centers.

Economic Development & Revitalization Implementation Table					
Objective	#	Action Step	Lead	Related Themes	Key Partners
A Implement "Transformative Placemaking" Strategies to Revitalize Commercial Corridors, Transit Nodes, and Employment Centers	1	Identify underutilized , surplus, or vacant land in key areas to transform into vibrant spaces that support greater economic outcomes for those areas.	PUD	12	OED, DDI, OAC, TRN
	2	Facilitate collaborative placemaking initiatives in underserved spaces to reimagine the adaptive reuse of historically and culturally significant structures and places.	PUD	10 11	OED, OAC, Historic Preservation
	3	Initiate detailed land use and zoning planning assessments of commercial corridors and centers identified through ForwardDallas to outline specific opportunities and strategies for revitalization.	PUD	5 8	OED
	4	Incentivize projects near TOD sites to conform to urban design standards specified within the Complete Streets Manual	OED		TRN, PUD
B Prioritize Equitable Growth by Targeting Investment in Underserved Communities.	5	Prioritize neighborhood and corridor planning efforts and/or zoning reviews in areas transitioning away from industrial uses or for former brownfield areas.	PUD	1	PUD, TRN, DPW, OEQS, OGA
	6	Coordinate future land use with infrastructure investment in Southern Dallas to ensure adequate public facilities, housing, and mobility options for existing and future businesses and their employees.	PUD		OED, TRN, PBW
		Direct economic development in ForwardDallas and other corridor efforts.	PUD	5 8	OED
		Initiate detailed land use and zoning planning assessments to support investment and "Development + Revitalization" in TOD areas, existing commercial development Policy Target Areas to increase employment, mixed income housing, and community.	OED	1 2 5	PUD, HOU, TRN
		Initiate detailed land use and zoning to create and implement policies for small business owners and entrepreneurs.	Small Business Center		OED, PUD, HOU
		Initiate detailed land use and zoning in designated areas to support emerging creative and technology industries to supplement the expansion of logistics-related jobs, particularly in the Southern Sector.	PUD		OED
	10				

Coordinate future land use with infrastructure investment in Southern Dallas to ensure adequate public facilities, housing, and mobility options for existing and future businesses and their employees.





How does this respond to community concerns?

- Emphasis on equitable engagement.
- Placetypes can explicitly outline certain goals/tools to address land use incompatibilities, EJ tools, how edges and transition areas are addressed, etc.
- Placetypes can also highlight areas that may need a city-initiated rezoning based on a potential change to the future land use/placetype designation.



What if something changes?



- The plan can be amended as new information emerges or changing needs arise.
- Smaller area plans can be incorporated into the citywide comprehensive plan.

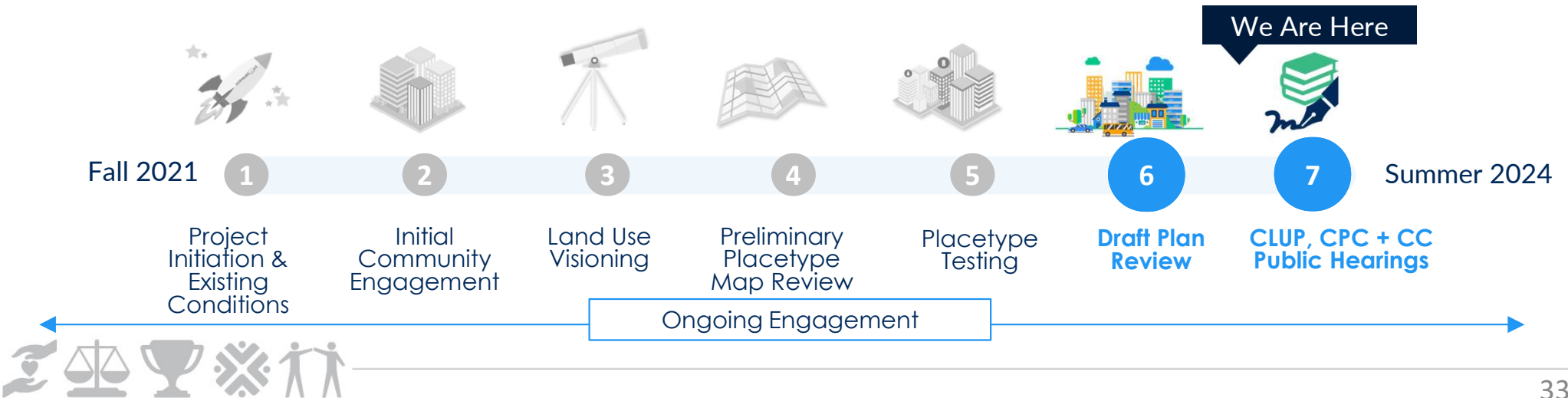


**WHAT'S
NEXT?**





What's Next?





Stay Connected

1

Check our website



DallasCityHall.com/ForwardDallas

2

Sign up to be notified



<https://bit.ly/fdstayinformed>

3

Interactive Map



<https://bit.ly/fdcommentmap>

4

Meet with Us

Invite ForwardDallas staff to events you're hosting in your community so that we can share information about the Comprehensive Land Use Plan update.

5

Upcoming Public Briefings + Hearings

Tune in virtually or in person to the upcoming City Plan Commission public hearings and briefings. Updated scheduled to be posted online.

6

Open Call



PUD@Dallas.gov
214-671-8900

7

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Q&A





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