

# *forwardDallas! Implementation*

## *Code Amendments and Area Plans*

Quality of Life  
Committee Briefing  
February 26, 2007



# Purpose

- Review proposed process and Advisory Committee for Dallas Code Amendments
- Review proposed process and Advisory Committees for first two City led Small Area Plans:
  - Stemmons Medical District
  - UNT Campus District

# Development Code Amendments Consultant Team

- Code Studio (Lead consultant)
- Baldwin Associates (Local Planner)
- Fregonese Calthorpe Associates (modeling and testing)
- Van Meter Williams Pollock (Urban Design)
- Carl Walker Inc. (Parking)

# Development Code Amendments Goals

- Craft enabling legislation for new zoning tools to encourage desirable mixed use projects in new development and redevelopment situations
- Create a preferred alternative to Planned Development Districts for zoning in high priority areas like DART transit stations, major employment areas, TIF Districts and the Trinity River Corridor
- Coordinate with concurrent Trinity River Corridor zoning efforts and *forwardDallas!* Small Area Plans

# Development Code Amendments Objectives

- Mixed use zoning districts that are form-based and performance-based rather than use-based
- Urban design standards that promote walkable environments
- Parking standards that work in a variety of urban situations

# Development Code Amendments Proposed Public Input Process

- Extensive stakeholder interviews
- Regular monthly Advisory Committee meetings/workshops
- Briefings to Zoning Ordinance Advisory Committee and Joint Council Committee (Quality of Life and Trinity) at three key milestones:
  - Project Initiation
  - Regulatory Approach
  - Draft Ordinance

# Code Amendments Public Briefing/Hearing Process

- One round of community meetings/open houses in coordination with Budget Town Hall meetings to receive comments on preliminary draft ordinance
- City Plan Commission and full City Council briefings and hearings at the final draft ordinance stage

# Code Amendments Advisory Committee Role

- Serves as a sounding board for ideas and approaches
- Provides policy direction at major project milestones
- Represent stakeholder interests as broadly as possible



# Code Amendments Advisory Committee Composition

- Maximum recommended size – 24 members
- Seven member Urban Design Advisory Committee of the City Plan Commission will serve as the core group
- Additional appointees should represent a balance of stakeholder interests from key focus areas where diverse mixed use or Transit-Oriented Development is anticipated

# Code Amendments Advisory Committee Composition

- Key geographic focus areas:
  - Trinity River Corridor
  - Southwestern Medical District
  - UNT Campus Area
  - Vickery Meadow
  - Skillman Corridor
  - Cedars
  - Oak Cliff
  - South Dallas/Fair Park

# Code Amendments Proposed Schedule

- Project Initiation Feb 2007
- Research and Analysis Apr 2007
- Proposed Regulatory Approach Jun 2007
- Preliminary Draft Ordinance Aug 2007
- Final Draft Ordinance Nov 2007
- Adoption Dec 2007
- Illustrated Ordinance Guide Jan 2008

# Small Area Plans - 2007

- Two City led area plans to be initiated concurrently with Development Code Amendments:
  - Stemmons Medical District
  - UNT Campus District
- Additional area planning efforts of varied scope to be undertaken with some City staff support through private sector funding and leadership:
  - Arts District
  - Vickery Meadow
  - Garland Road Corridor
  - Asian Trade District

# Small Area Plans Generic Process

- Preliminary Analysis and Project Initiation Dec 06/Jan 07
- Area Vision and Implementation Strategies May/June 07
- Detailed Analysis and Preliminary Recommendations Sept 07
- Final Recommendations Oct 07
- Adoption Dec 07

# Small Area Plans Generic Process

- Regular Advisory Committee meetings
- 1 Interactive community workshop to develop vision
- 2 Community open houses
  - Comment on vision and implementation strategies
  - Comment on final recommendations
- Public hearing process
  - City Plan Commission
  - City Council

# Advisory Committee Roles and Responsibilities

- Members and chairperson appointed by Council Committee
- Define boundary and key issues
- Receive staff analyses and provide policy direction
- Provide a consensus opinion on policy recommendations
- Communicate recommendations to the community

# Staff Roles and Responsibilities

- Establish inter-departmental/agency review committee and ensure coordination
- Facilitate public involvement efforts
- Conduct analyses and prepare draft recommendations
- Incorporate policy direction from Advisory Committee
- Assist Advisory Committee with communicating recommendations to the community
- Prepare final reports
- Manage the public hearing process



# Conclusion

- Development Code Amendments will create new zoning tools
- *forwardDallas!* area plans and Trinity River Corridor zoning will provide the testing ground for these new tools

# Council Direction

- Approve Code Amendment Process and Advisory Committee
- Approve Area Plan process and Advisory Committees

# Appendices

- Dallas Code Amendments Proposed Advisory Committee
- Stemmons/Southwestern Medical District Area Plan Proposed Advisory Committee
- UNT District Area Plan Proposed Advisory Committee
- Area Plans – Generic Process, Activities and Milestones



# Questions & Discussion