

# Memorandum



DATE May 10, 2013

TO Trinity River Corridor Project Committee Members: Vonciel Jones Hill (Chair)  
Linda Koop (Vice Chair), Monica Alonzo, Scott Griggs, Angela Hunt, and Delia Jasso

SUBJECT Elm Fork Land Use

The attached briefing will be presented to you at the Trinity River Corridor Project Committee on May 13, 2013. This briefing will provide a history of the land use planning work in the Elm Fork area.

Please contact me if you have any questions.

Jill A. Jordan, P.E.  
Assistant City Manager



THE TRINITY  
DALLAS

## Attachment

CC: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
A. C. Gonzalez, First Assistant City Manager  
Ryan S. Evans, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager

Liz Fernandez, Director, Trinity Watershed Management  
Sarah Standifer, Assistant Director, Trinity Watershed Management  
Willis Winters, Director, Park and Recreation  
Rosa A. Rios, City Secretary  
Stephanie Cooper, Assistant to the City Manager – Council  
Frank Libro, PIO

# Elm Fork Land Use

Trinity River Corridor Project Committee

May 13, 2013



**THE TRINITY**  
DALLAS



## Purpose

- Discuss Trinity River planned Land Use and Appropriate Compatible Uses, particularly with respect to the Elm Fork Area





# Land Use and Compatible Uses

- Cities create land use and implementation plans to strategically guide development
  - Resource conservation
  - Thoughtful adjacencies (impact, synergy)
- Typically cues are provided by examining existing development patterns and preferences
- The Comprehensive Land Use Plan (CLUP) for the Trinity Corridor outlines the desired development plan and land uses for the properties adjacent to the Trinity River



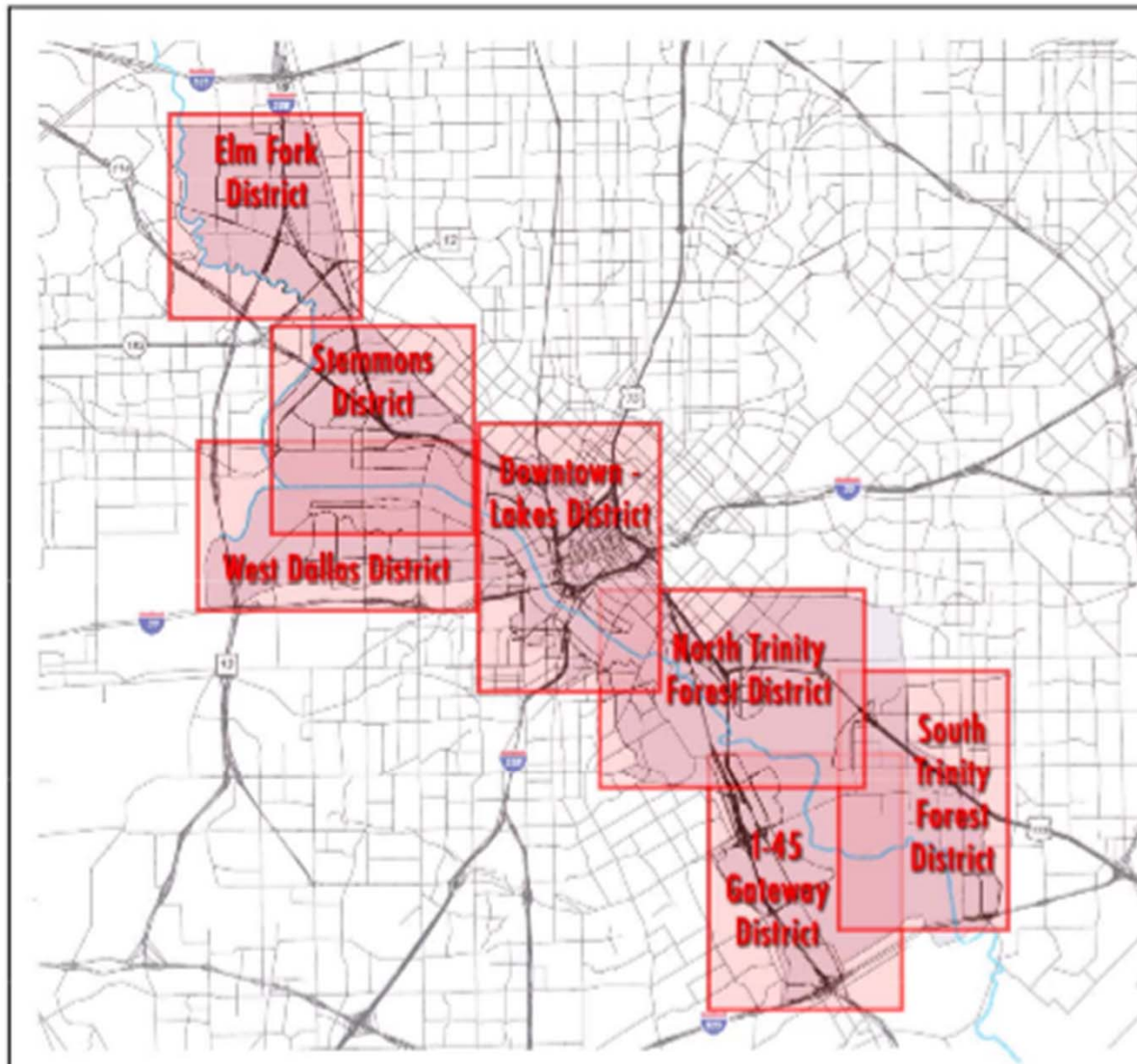
# The CLUP



- The CLUP was done from 2000-2005
- The CLUP had extensive public involvement
- The CLUP focuses on 23 key areas along the Trinity River Corridor, describing each area and their distinct characteristics
- The Elm Fork area, bounded by Royal Lane on the north, Denton Drive on the east, Bachman Creek on the Southeast, and the Elm Fork of the Trinity River on the west and southwest, was one of the 23 areas studied



# Trinity River Comprehensive Land Use Plan



## Planning Districts

bounded by  
Royal Lane on  
the north, Denton  
Drive on the east,  
Bachman Creek  
on the Southeast,  
and the Elm Fork  
of the Trinity  
River on the west  
and southwest



# Industrial Uses



- Industrial uses are important for the economic health of a city but this use can require special consideration as it relates to location
- Most suitable in locations with adjacencies that complement the industrial use and where they do not disturb residential neighborhoods
- Logistics are key for industrial uses – access/ transportation, ability to have large-vehicle traffic without disturbing residential neighborhoods
- The Trinity River Comprehensive Land Use Plan details industrial areas of the City where it would be appropriate to transform uses over time and others where industrial uses should remain
- Particularly, the Plan calls out the Elm Fork to maintain and grow as an industrial area



# Trinity River Comprehensive Land Use Plan: Elm Fork District



- Assessment: The District contains a mix of light industrial, heavy industrial, office, and commercial corridor uses
  - Adjacent to a series of parks, river-bottom woodlands and trails along the Elm Fork of the Trinity River; besides the trails, this acreage boasts a City-owned golf course, tennis courts and a gun range
  - Good transportation access
  - DART lines – Carrollton and DFW
  - Location between DFW and Love Field





# Trinity River Comprehensive Land Use Plan: Elm Fork District



- The Plan details reasons why this area should continue to be industrial in nature:
  - Heavy industrial uses do not impact adjacent areas (no nearby residential areas)
  - The industrial uses retain and enhance Dallas' job and tax base
- The Plan also states:
  - Industrial uses encouraged to remain and expand, on the western side of the district and near rail and highways
  - Environmental restoration and clean-up are important for the river and parks in the area



Transit-oriented developments are planned at two future Dallas Area Rapid Transit (DART) stations

West of Interstate 35E, existing heavy industrial uses are allowed to expand and be protected from non-compatible residential uses

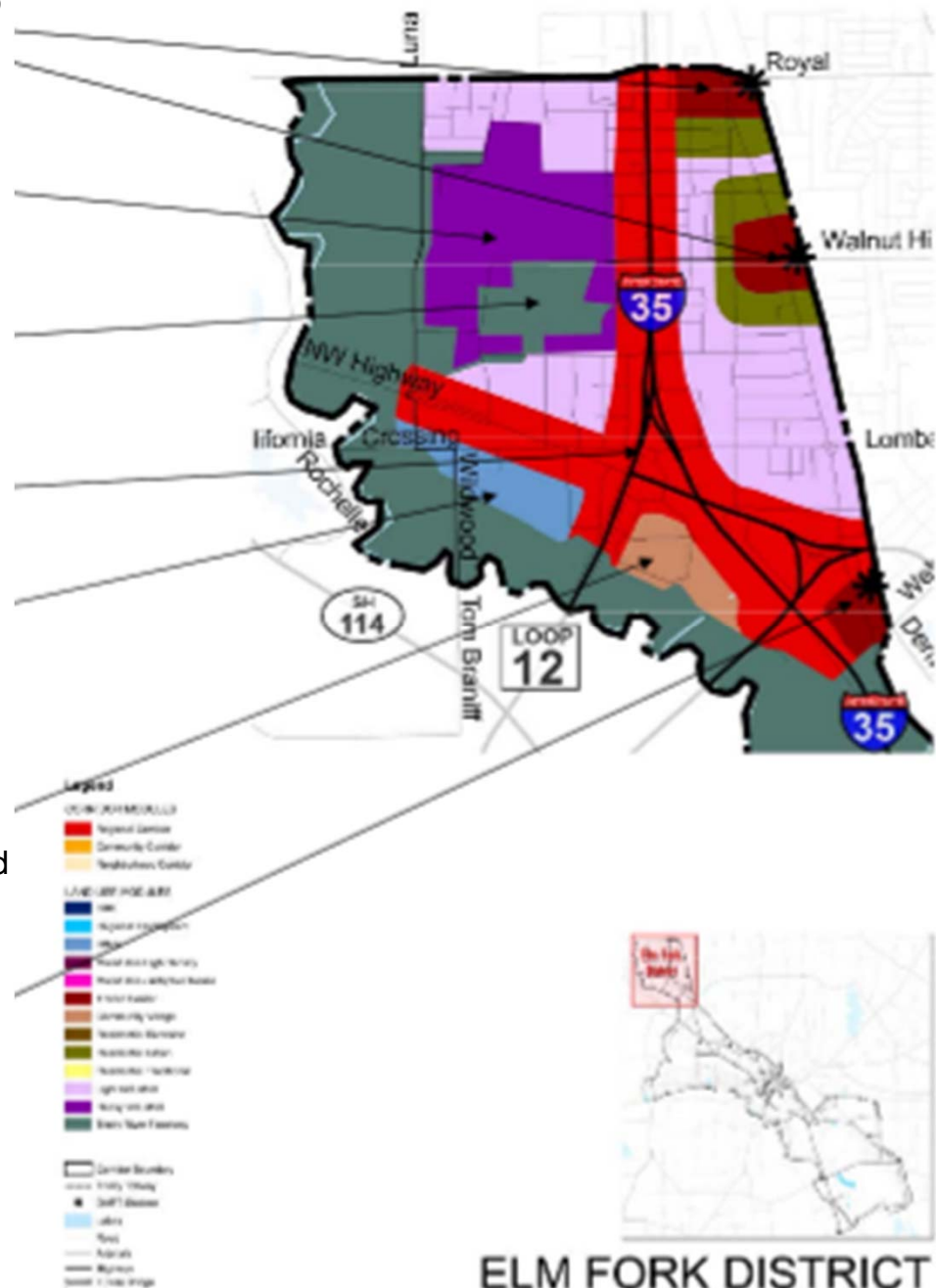
A regional sports complex is planned west of Interstate 35E and south of Walnut Hill Road that would link into the Elm Fork greenbelt

Commercial corridor development is planned along Loop 12, Interstate 35E, and Northwest Hwy

Office uses, planned south of Northwest Highway and fronting along the Elm Fork greenbelt, would complement both the greenbelt and Las Colinas development patterns in Irving

Multiple uses including residential, office, retail, and lodging are planned north of the Elm Fork greenbelt and between Loop 12 Storey Road

By taking advantage of highway and transit choices, recreational amenities, and proximity between the region's two major airports, significant economic activity and higher density residential development is planned around the DART's future Bachman Station

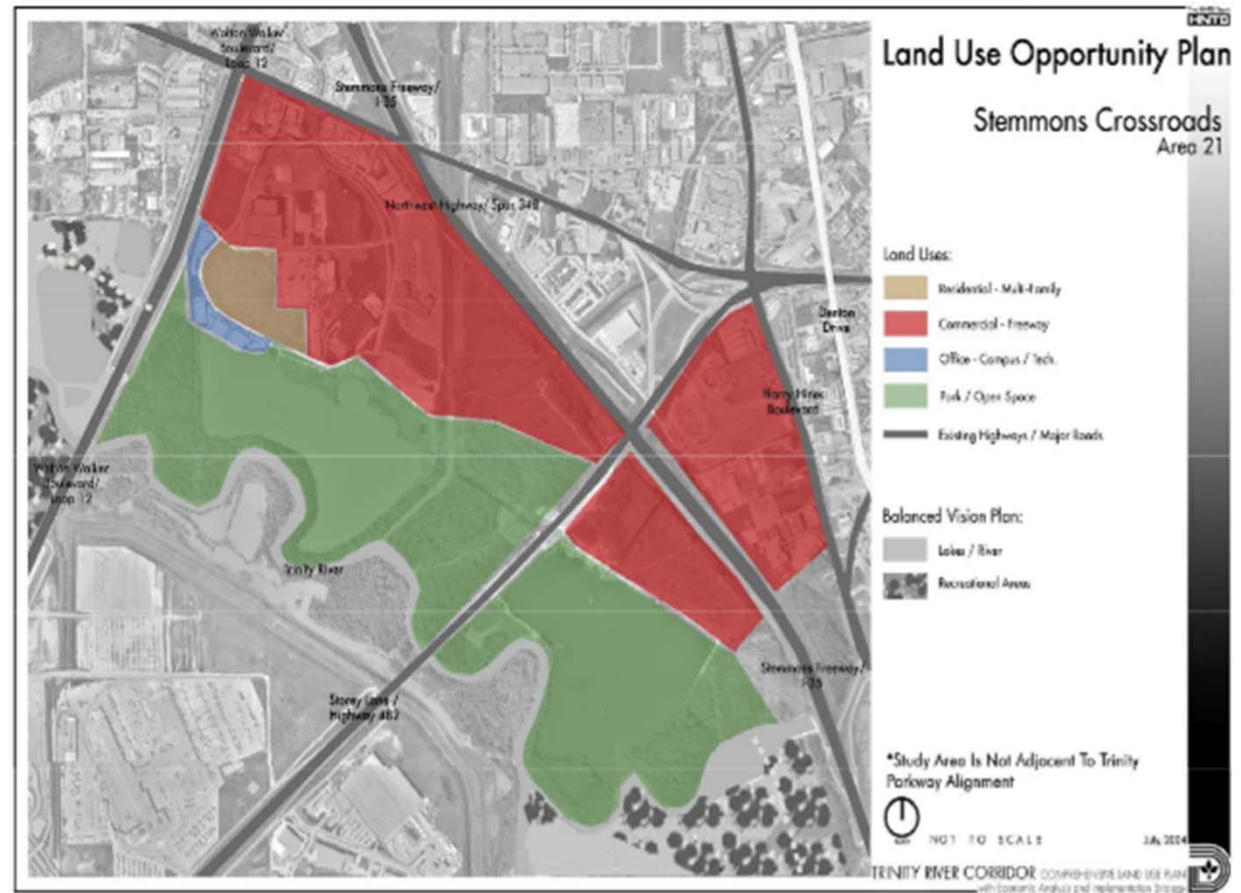


# Trinity River Comprehensive Land Use Plan

## Study Area 21: Stemmons Crossroads



- 590 acres, approx half in floodplain
- Bounded by Trinity River to the south and east; I-35 is northern boundary
- Continue existing pattern of Commercial-Freeway development along highways
- Between commercial activity and floodplain provides potential for community with mix of uses such as residential, office, retail and lodging



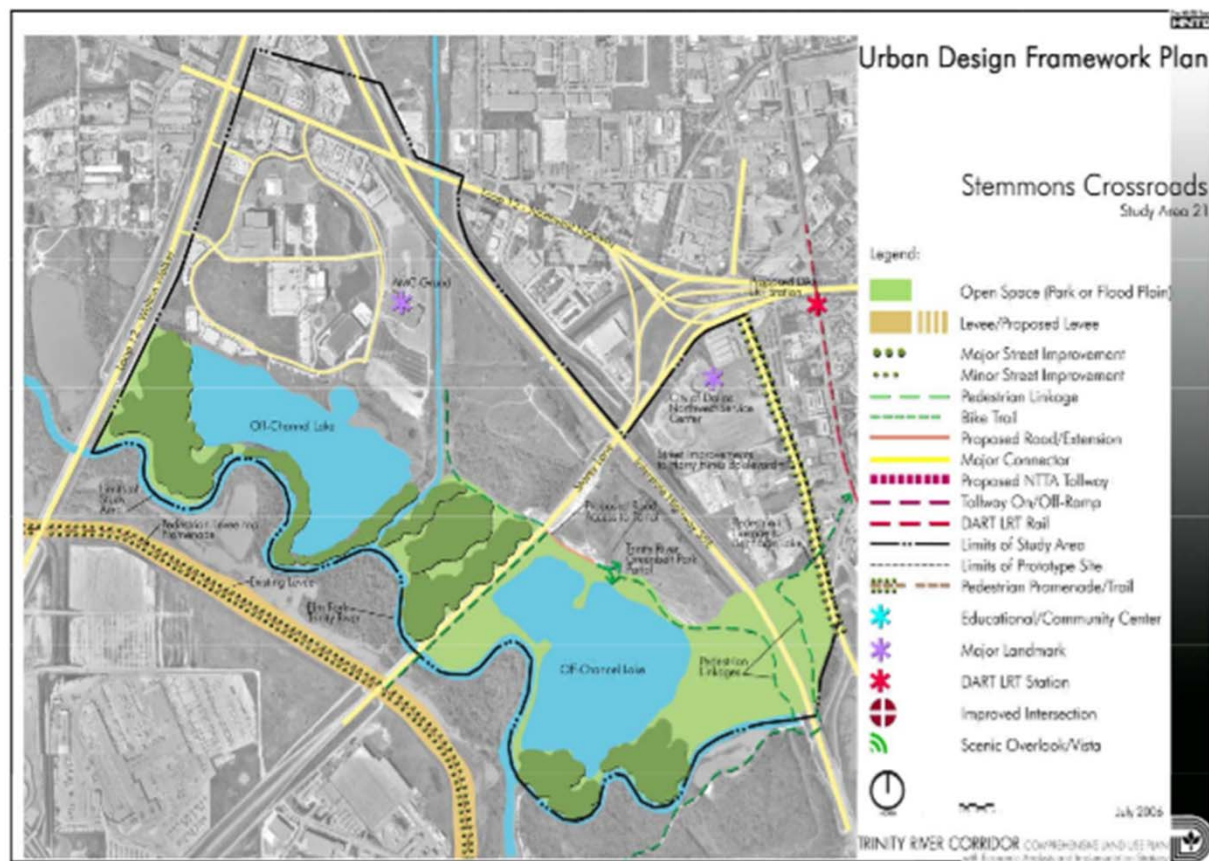




# Trinity River Comprehensive Land Use Plan

## Study Area 21: Stemmons Crossroads

The Urban Design Framework Plan emphasizes the creation of off-channel lakes within the floodway, preservation of natural areas and trees and pedestrian linkages from the Trinity through the adjacent community and then east to Bachman Lake.

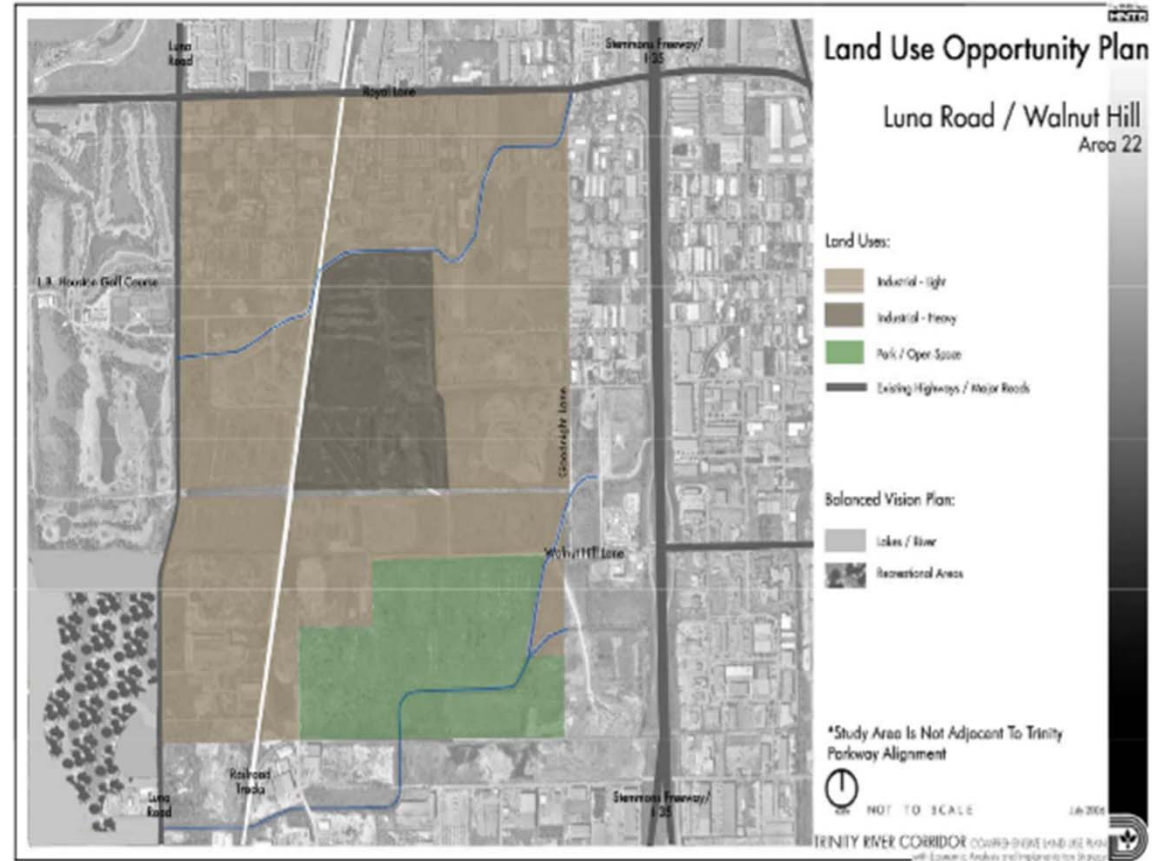


# Trinity River Comprehensive Land Use Plan

## Study Area 22: Luna Road/Walnut Hill



- Bounded by Royal Lane on the north, Luna Road on the west, Manana Drive on the south and Goodnight Lane on the east.
- Primarily industrial or vacant land
- Land Use Opportunity Plan - central area for Heavy Industrial use surrounded by areas of Light Industrial use.
- Heavy industrial uses should be allowed to remain and expand
- Since many businesses today combine activities that traditionally were defined as 'light' or 'heavy' industrial, the appropriate intensity of developments in this area should consider issues of compatibility with adjacent properties
- An area south of Walnut Hill Lane is designated for park and open space uses as a reflection of a planned public athletic complex



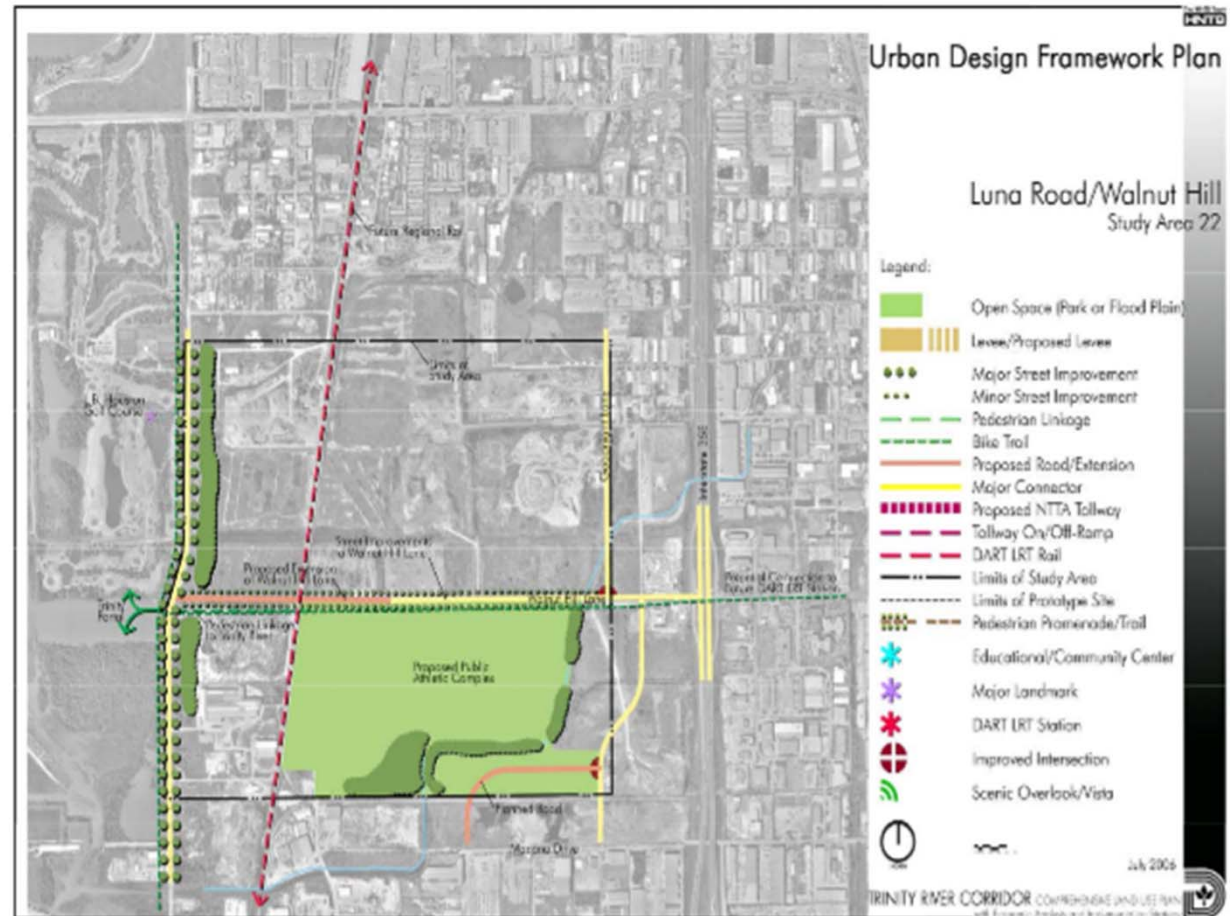


# Trinity River Comprehensive Land Use Plan

## Study Area 22: Luna Road/Walnut Hill

The Urban Design Framework Plan for this area emphasizes streetscape improvements along Walnut Hill Lane.

This arterial is proposed for extension to the west, where it terminates at an access portal to the Trinity River.

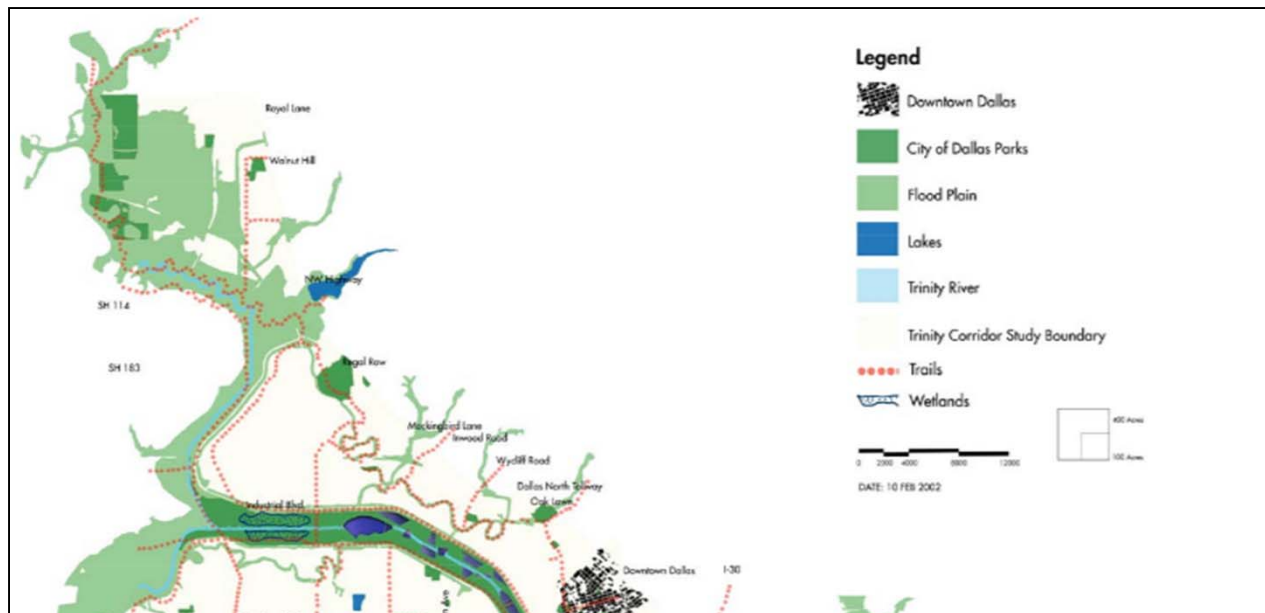


# Trinity River Comprehensive Land Use Plan: Open Space and Environment



## City of Dallas Parks

- Parks provide areas for recreation and environmental protection along the Trinity River
- These parks meet both active and passive recreation needs
- They include diverse attractions such as lakes, ball fields, interpretive centers and other park amenities







# Elm Fork Use Intensity

## Industrial Uses North and South of Northwest Highway

Zone of Heavy Industrial

Northwest Hwy

Commercial Zone and  
Floodplain

## Recreational Uses North and South of Northwest Highway

Zone of Active  
Recreation:  
tennis, golf, shooting,  
soccer etc

Northwest Hwy

Zone of Passive  
Recreation:  
Nature trails, dog park,  
kayaking, etc





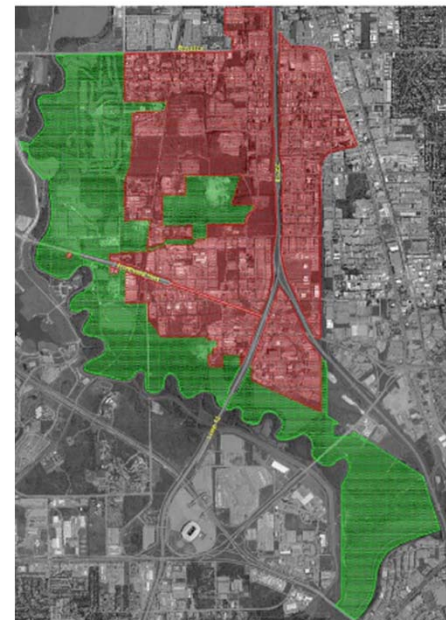
# Elm Fork Active Recreation



# Elm Fork Soccer Complex



- 2002 Renaissance Plan for Park and Recreation
  - Citizen survey identified soccer fields as one of the top priorities
    - High demand and disruptive in current neighborhood locations
  - Plan identified 5 “Big Moves”, including building athletic facilities for league activities and to attract sports tourism
- 2004 Elm Fork Floodplain Management Study
  - Soccer fields would assist with conveyance (open space)
  - Soccer complex would be designed to host tournaments and accommodate high traffic volumes relieving the parks in north Dallas



■ 2250± acres industrial or commercial use

■ 1900± acres open or recreational use



# Elm Fork Soccer Complex



- 19 competition playing fields
- Compatible with industrial uses rather than residential uses
  - Large site  
(approx 140 acres)
  - Less expensive land
  - Heavy traffic
  - Bright lights
  - Limited use for site  
(landfill → park)
- Opens fall 2013





## In Summary -



- It is appropriate to have both passive and active recreation in the Elm Fork, adjacent to industrial uses.
- However, special attention should be paid to the proximity of heavy, and potentially polluting, industrial uses near the soccer field and other recreational facilities to protect citizens' health
- The Trinity River Comprehensive Land Use Plan and other related studies detailed the balance of recreational uses and industrial uses – this Plan is still being followed today

