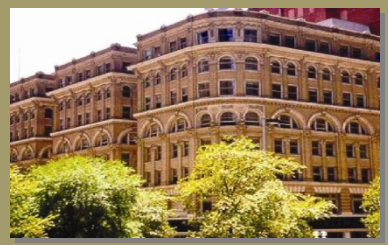
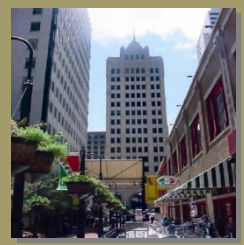



forwardDallas!
Development Code Amendments Approach

Quality of Life Committee Briefing
June 11, 2007

Project Background

- The *forwardDallas!* Comprehensive Plan provides the foundation and launching pad

- The *forwardDallas!* Vision places strong emphasis on encouraging mixed use, walkable neighborhoods

Sam's Club @ Greenville & Park Lane

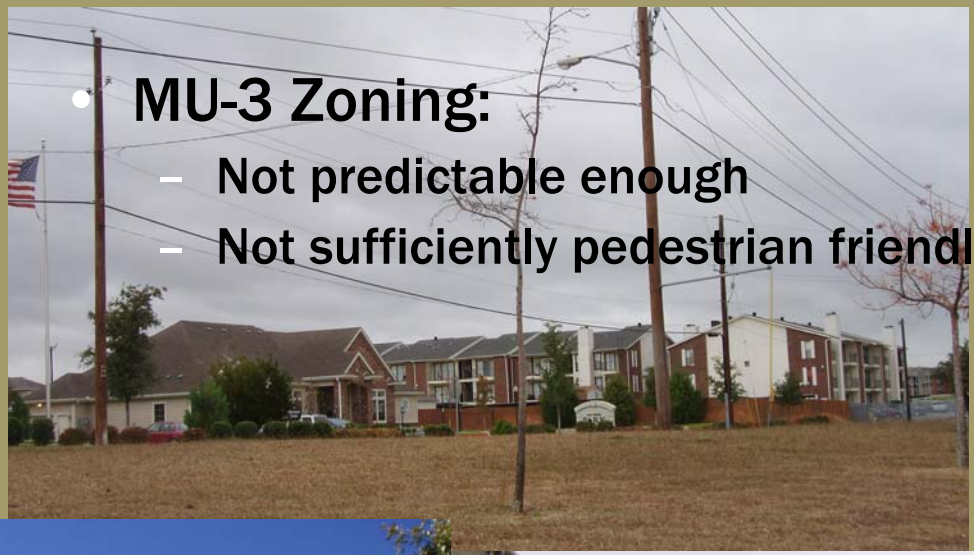
- The Dallas Code is much more friendly to developments like this.....

West Village

- .....and unfriendly to developments like this

Existing Zoning

- MU-3 Zoning:
  - Not predictable enough
  - Not sufficiently pedestrian friendly



forwardDallas! Vision: New Development Patterns

- Impressionist painting of future development patterns using a palette of Building Blocks
- Two groups of Vision Building Blocks:
  - Walkable Mixed Use
  - Conventional Separate Use

Walkable Mixed Use Building Blocks

- Transit Centers
- Urban Mixed Use
- Campus Districts
- Multimodal Corridors
- Main Streets
- Urban Neighborhoods

Walkable Mixed Use Building Blocks

- Option to live, work, shop and recreate within the same general area
- Automobile dependency is reduced over time through transit, bicycle and pedestrian accessibility
- Diversity of building scale and density
- New development is sensitive to the character of adjacent stable residential neighborhoods

Context Sensitive Streets

Steve Price, Urban Advantage

The Public-Private Realm

A major focus on the area around the public right-of-way line

forwardDallas! Let's build our future.

Implementation

- Two-pronged implementation approach:
  - New Tools or Programs
  - Area Planning

10

forwardDallas! Implementation Tools / Programs

- Development Code Amendments
- Ailing Multifamily Stabilization Program
- Neighborhood Based Organizations Program
- Context Sensitive Design Manual
- Tree Canopy Enhancement Program
- Targeted Economic Development Programs for Downtown, Southern Sector and Core Industries
- Non-Traditional Home Ownership Program
- Dallas Preservation Plan Update

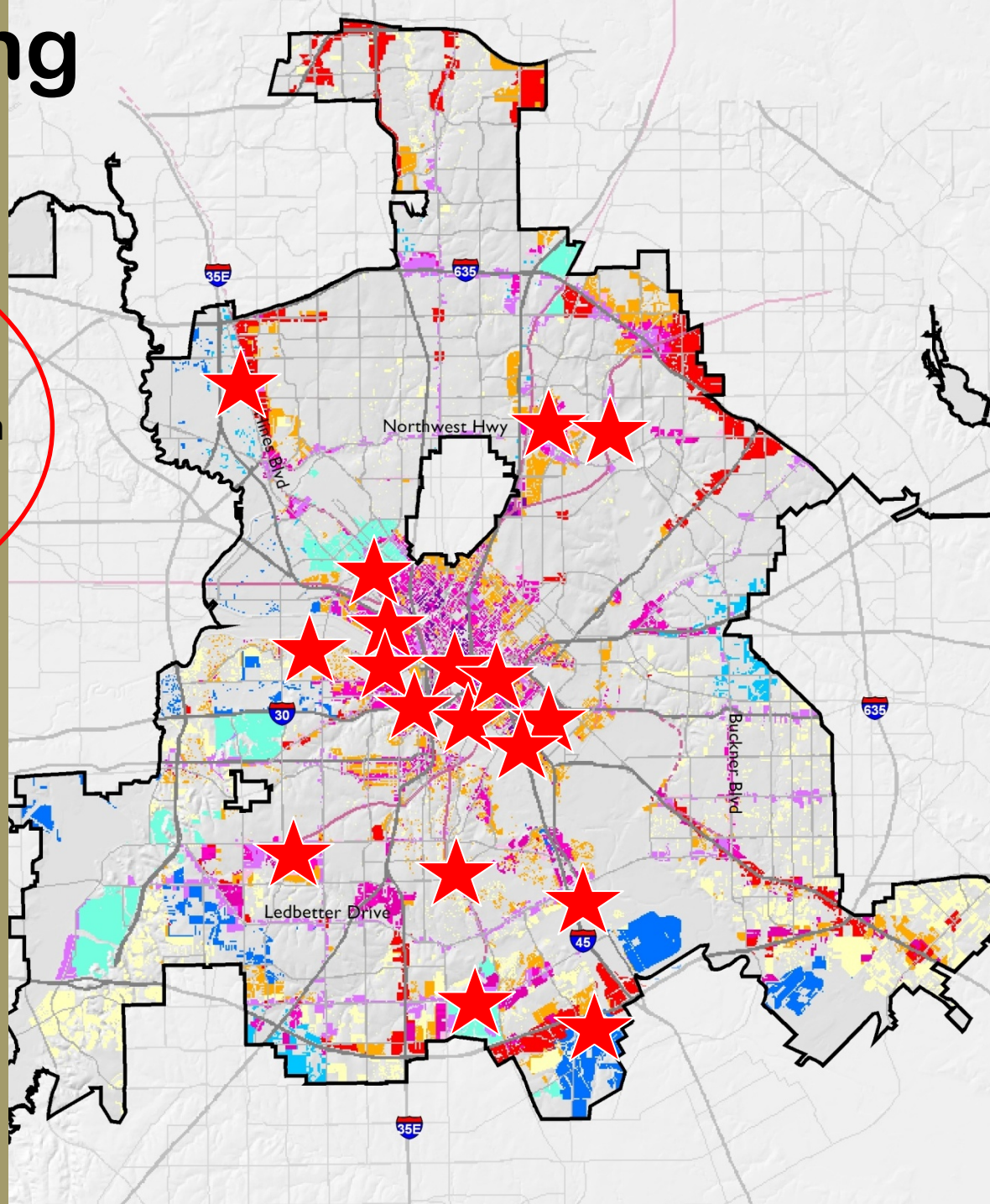
forwardDallas! Implementation Area Planning

- Systematic way to refine the *forwardDallas!* Vision and focus resources strategically on key areas of growth and change

- Provides a public process city authorization of zoning changes to apply new zoning options in specific locations

Area Planning Underway

- Southwestern Medical District
- UNT Campus Area
- Westmoreland DART Station Area
- Downtown Streetcar
- Agile Port Area
- South Dallas/Fair Park
- Vickery Meadow
- Asian Trade District
- Cedars/Farmer's Market
- Lancaster Corridor
- Skillman Street
- Garland Road
- Coit / McCallum
- Spring Valley / Coit



Development Code Amendments Project Mission

- Encourage desirable mixed use urban environments consistent with the *forwardDallas!* Vision

Development Code Amendments Project Goals

- Craft new zoning districts that are:
  - suitable for a variety of desirable developments in a range of mixed use environments
  - market-tested
  - easy to understand and predictable

Project Emphasis

- Enabling Ordinance vs. Location Specific Zoning Changes
  - Code amendments establish new zoning tools and parameters for their intended use - no existing zoning on the ground will be changed
  - Separate public hearing processes are mandated for any new zoning to be activated in specific locations

Development Code Amendments Primary Objectives

- Urban design standards that promote walkable environments
- Parking standards that support pedestrian friendly environments and financially feasible projects
- Zoning districts that emphasize form and performance rather than use

Testing & Analysis Prototyping

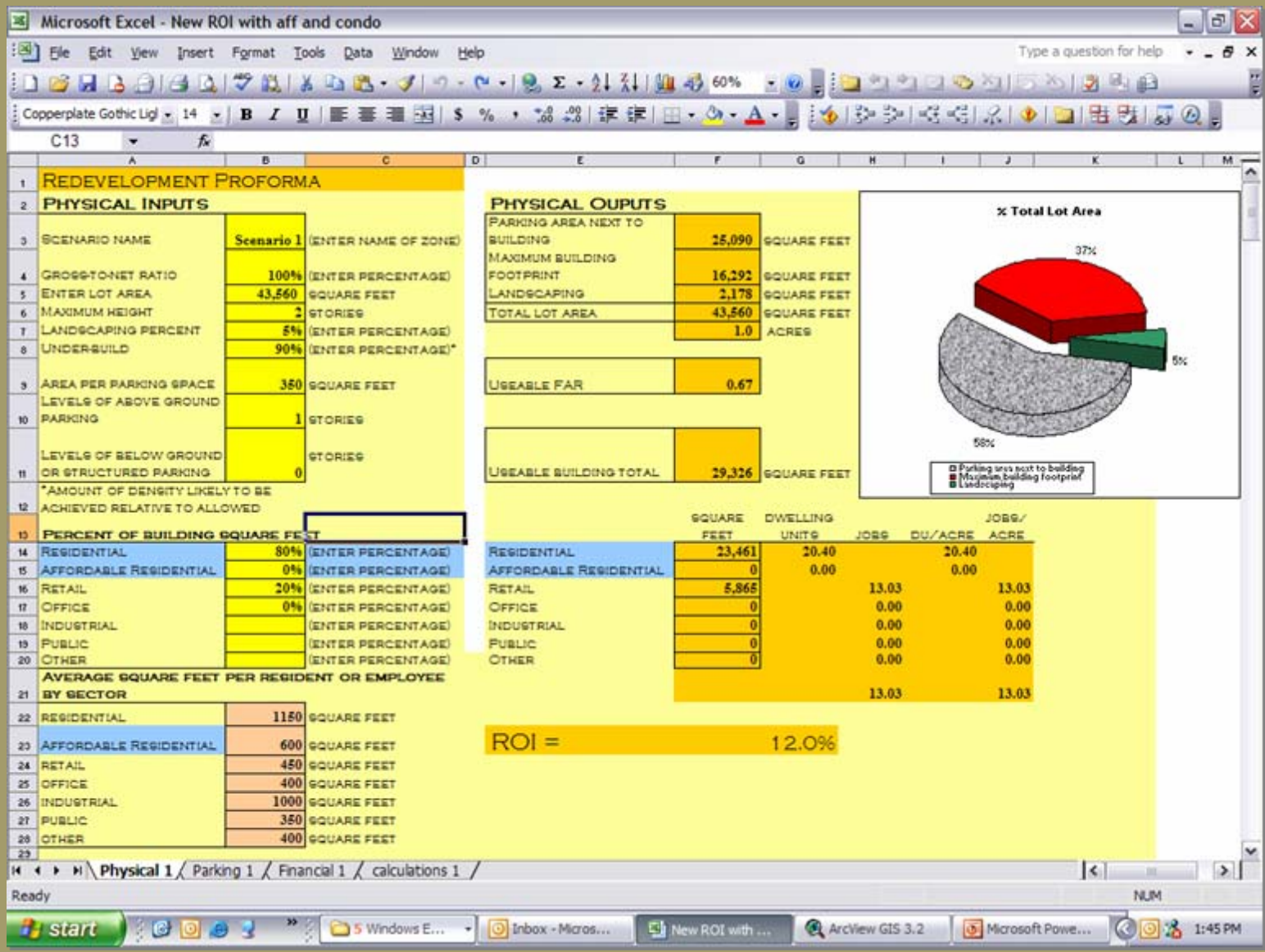
- Based on Regulations
  - What Would Be Allowed

OR

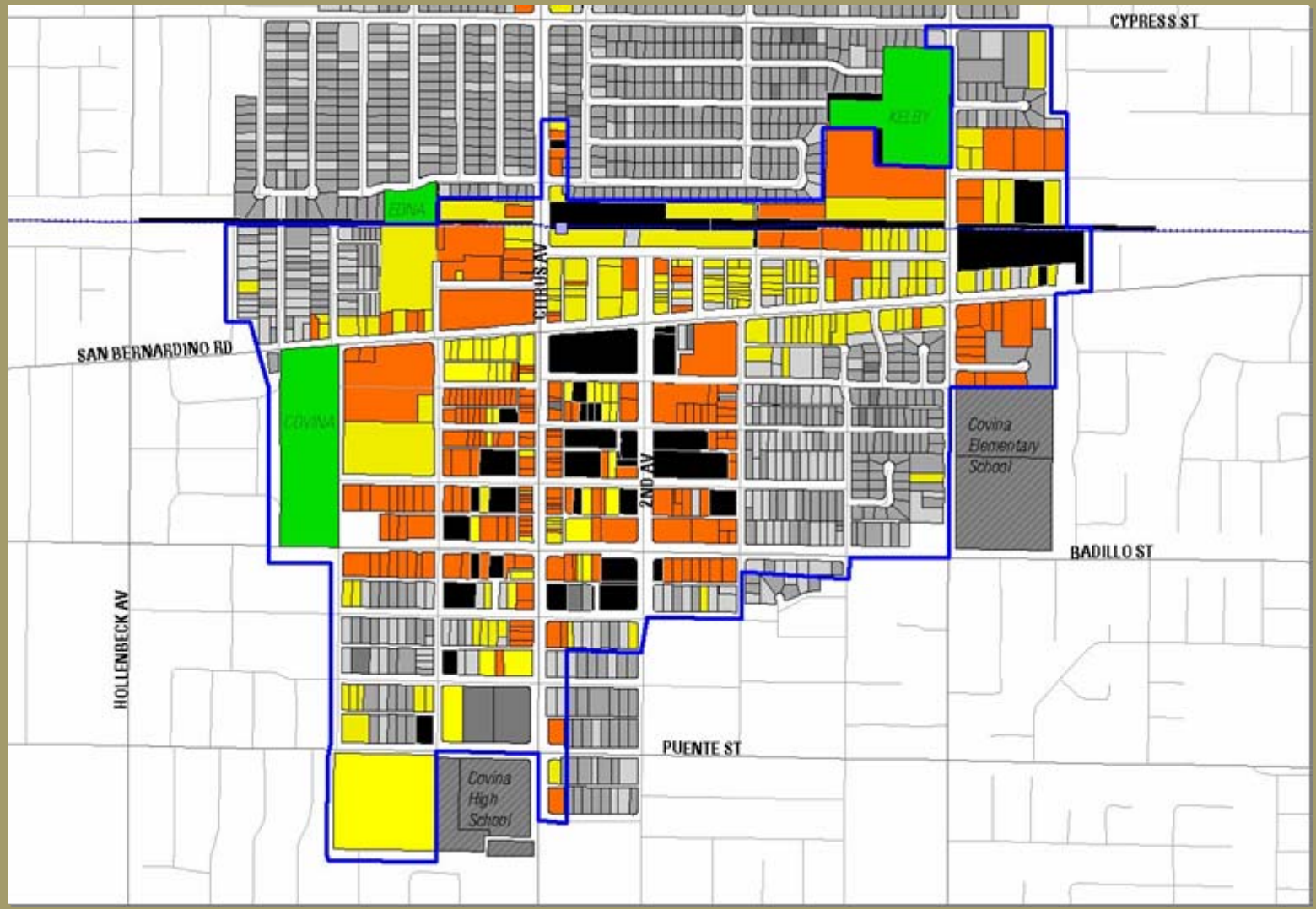
- Based on Existing Projects
  - What Would We Like To See as an End Result?

Small Mixed Use

Testing & Analysis
ROI Spreadsheet Model



Return On Investment (ROI)



Development Code Amendments Proposed Process

- Regular (monthly) Advisory Committee meetings/ workshops (Three completed to date)
- Extensive stakeholder interviews (underway)
- Briefings to Zoning Ordinance Advisory Committee and Quality of Life Council Committee at key milestones
- One round of meetings/open houses in coordination with Budget Town Hall meetings to receive comments at the preliminary draft ordinance stage
- City Plan Commission and full City Council briefings and hearings at the final draft ordinance stage

Code Amendments Schedule

• Project Initiation	Mar 2007
• Research and Analysis	May 2007
• Proposed Regulatory Approach	Jun 2007
• Preliminary Draft Ordinance	Sept 2007
• Final Draft Ordinance	Nov 2007
• Adoption	Dec 2007
• Illustrated Ordinance Guide	Jan 2008

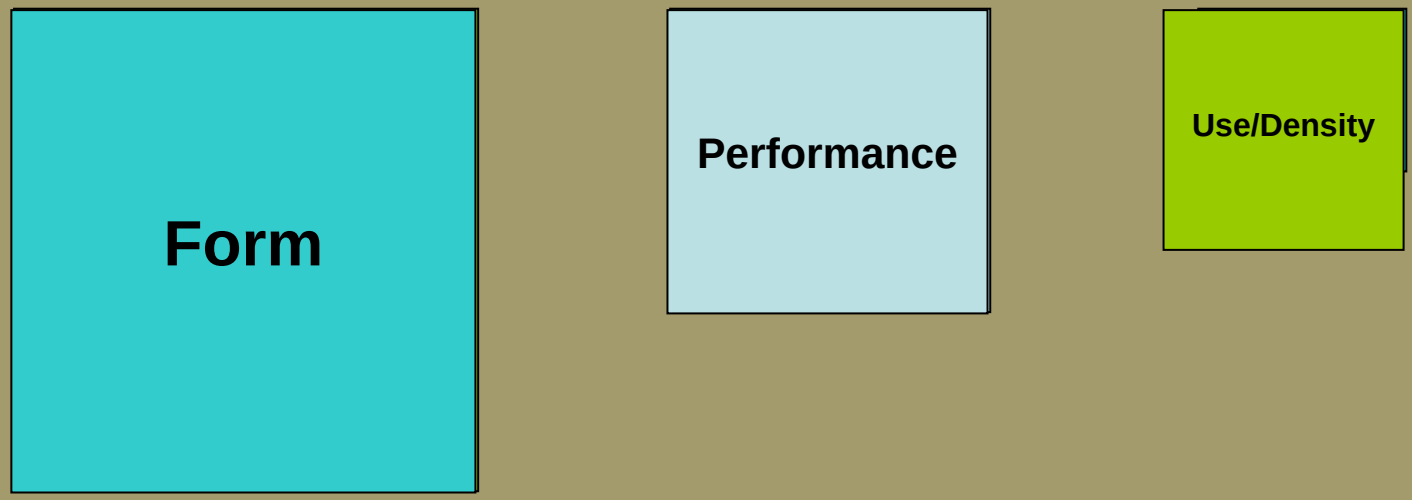
Appendix

REGULATORY APPROACH

- Based on:
  - Critique of Existing Code
  - Best Practices Research and Analysis

REGULATORY APPROACH

Form-based Zoning



- Less emphasis on regulating what happens inside buildings

- Greater emphasis on the street experience and on regulating what happens outside buildings

REGULATORY APPROACH

- New Districts Designed as Base Zoning Options
- Consider Alternative Form-Based Codification Format: Chapter 51F
- Consider Interim TOD Overlay
  - Focus on preventing undesirable new development
- Consider modifications to PD Enabling Ordinance in Chapter 51A
  - Focus on better guidance for appropriate application of PDs

REGULATORY APPROACH

- Hierarchy of Zoning Tools:
  - ZONING DISTRICTS: Districts Applied Based on *forwardDallas!* Policy Guidance
  - BUILDING TYPES: Building Types Allowed in Specified Districts
  - PERMITTED USES: Uses Allowed in Specified Building Types

REGULATORY COMPONENTS

- **PRIMARY:** Zoning Districts, Building Types, Permitted Uses
- **SECONDARY:** Streets, Streetscape, Parking, Edge Transitions
- **OTHER:** Signs, Outdoor Storage & Display, Site Lighting, Access Management, Landscaping, Platting, Open Space

PRIMARY COMPONENTS

- Zoning Districts
- Building Types
- Permitted Uses

PRIMARY COMPONENT
Zoning Districts

- Zoning Districts are the Puzzle Pieces for Creating Areas Envisioned by *forwardDallas!* Building Blocks
  - Mixed Use - Vertical (MU-V)
  - Mixed Use - Horizontal (MU-H)
  - Mixed Use - Residential (MU-R)
  - Residential - Mixed (R-MX)
  - Residential - Transition (R-TN)
- *forwardDallas!* Policy Guidance for Applying Zoning Districts
  - Walkable Mixed Use Building Blocks
  - Area Plans
  - Existing land use and infrastructure

District Intensity

- Range of intensity options for each district except Residential –Transition (R-TN)
  - LOW
    - 2-3 story context
  - MEDIUM
    - Minimum 2-story
    - Maximum ??
  - HIGH
    - Minimum 4-story
    - Maximum ?

Mixed Use - Vertical (MU-V)

- Mandates mixed use with shopfront along street
  - Requires minimum number of stories
  - Ground floor storefronts required on all buildings
  - Ground floor residential allowed but must be in storefront

Mixed Use - Horizontal (MU-H)

- Allows the broadest variety of building types, including single use buildings
  - Encourages mixed use through other standards such as parking
  - Most flexible district
  - One-story building must be “expressed” as two stories

Residential - Mixed Use (R-MU)

- Mostly residential, allows nonresidential only in a mixed use building
  - Requires minimum number of stories
  - Ground floor storefronts required for all mixed use buildings
  - Maximum non-residential cap
  - Ground floor residential allowed - apartments, townhouses

Residential – Urban (R-U)

- Focused on a mix of residential housing types
  - May allow limited set of nonresidential uses serving the residential
  - May allow taller buildings than typical residential districts

Residential - Transition (R-TN)

- Focused on residential adjacent to stable neighborhoods
  - Creates a land use transition
  - Limits height adjacent to stable neighborhoods
  - Least (or no) parking reduction

PRIMARY COMPONENT
Building Types

- Building Types are the Puzzle Pieces for implementing Zoning Districts and are essentially form-based
  - Mixed Use Building Types
    - Mixed Use Shopfront
  - Nonresidential Building Types
    - Single Use Shopfront
    - Single Use General
  - Residential Building Types
    - Apartment
    - Stacked Townhouse
    - Townhouse
    - Home Apartment
  - Civic Building Types
    - Civic Building
    - Open Lot

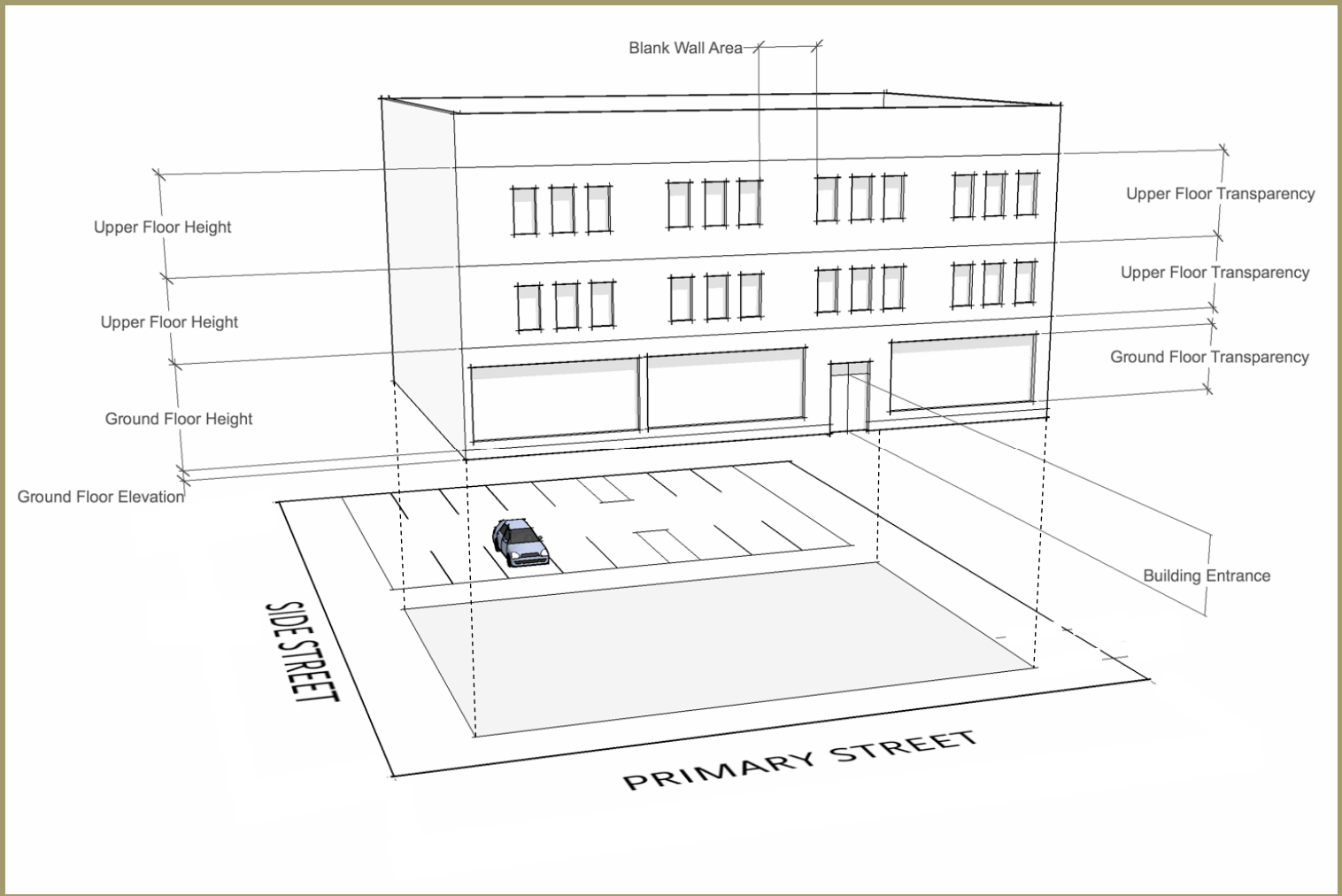
Building Types

- Mixed Use Building Types
  - Mixed Use Shopfront
    - Shopfront required
    - All Floors: Residential, Civic, Commercial, Parking
    - Parking Must be Wrapped on Ground Floor by Active Uses
    - Height: 2+ stories

Building Types

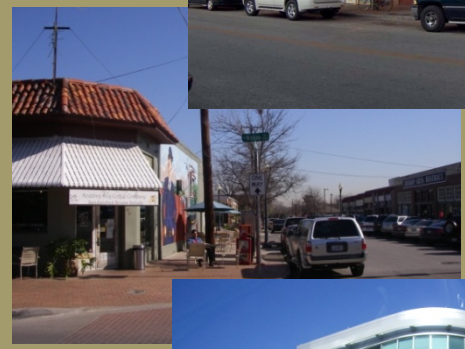
- Form Controls for Each Building Type

  Sample: Shopfront Controls



Building Types

- Nonresidential Building Types
  - Single Use Shopfront
    - Commercial shopfront
    - Civic, Commercial, Parking
    - Parking Must be Wrapped on Ground Floor by Active Uses
    - Height: 1+
  - Single Use General
    - Civic, Commercial, Parking
    - Parking Must be Wrapped on Ground Floor by Active Uses
    - Height: 1+

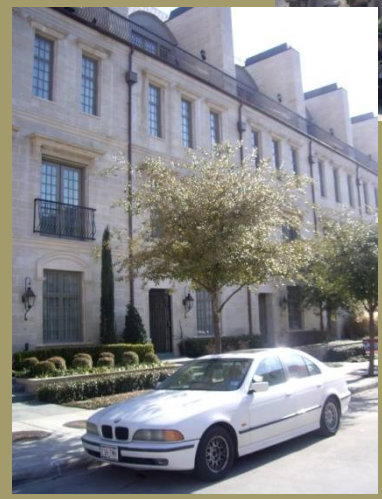


Building Types

- Residential Building Types
  - Apartment
    - All Floors: Residential
    - Height: 2+
  - Stacked Townhouse
    - All Floors: Residential
    - Height: 2 - 4 stories

Building Types

- Townhouse
  - All Floors: Residential
  - Height: 2 - 3 stories
- Home Apartment
  - All Floors: Residential
  - Height: 2 - 3 stories



Building Types

- Civic Building Types
  - Civic Building
    - Places of Worship, Schools, Public Buildings
  - Open Lot
    - Parks, Open Space, Squares, Plazas

Building Types by District

	Mixed Use - Vertical (MU-V)	Mixed Use - Horizontal (MU-H)	Residential - Mixed Use (R-MU)	Urban Residential (R-U)	Residential - Transition (R-TN)
MIXED USE BUILDING TYPES					
Mixed Use Shopfront	P	P	P		
NONRESIDENTIAL BUILDING TYPES					
Single Use Shopfront		P			
Single Use General		P			
RESIDENTIAL BUILDING TYPES					
Apartment		P	P	P	
Stacked Townhouse		P	P	P	
Townhouse		P	P	P	P
Mansion House					P
CIVIC BUILDING TYPES					
Civic Building	P	P	P	P	P
Open Lot	P	P	P	P	P

P = Permitted Blank Cell = Not Permitted

PRIMARY COMPONENT Permitted Uses (SAMPLE)

- Residential Use Categories
  - Household Living
  - Group Living
- Civic Use Categories
  - Community Service
  - Day Care
  - Educational Facility
  - Medical Facility
  - Park/Open Area
  - Passenger Terminal
  - Social Service
  - Utilities
- Commercial Use Categories
  - Indoor Recreation
  - Office
  - Outdoor Recreation
  - Overnight Lodging
  - Parking, Commercial
  - Restaurant
  - Retail Sales and Service
  - Self-Storage
  - Vehicle Sales and Service
- Industrial Use Categories
  - Wholesale Trade
  - Light Industrial
  - Warehouse & Distribution
  - Heavy Industrial
  - Waste-Related

Uses by Building Type

- SAMPLE Table – illustrates how a specific use can be singled out for special treatment
  - By Building Type or Floor
  - By Applying a Specific Use Standard

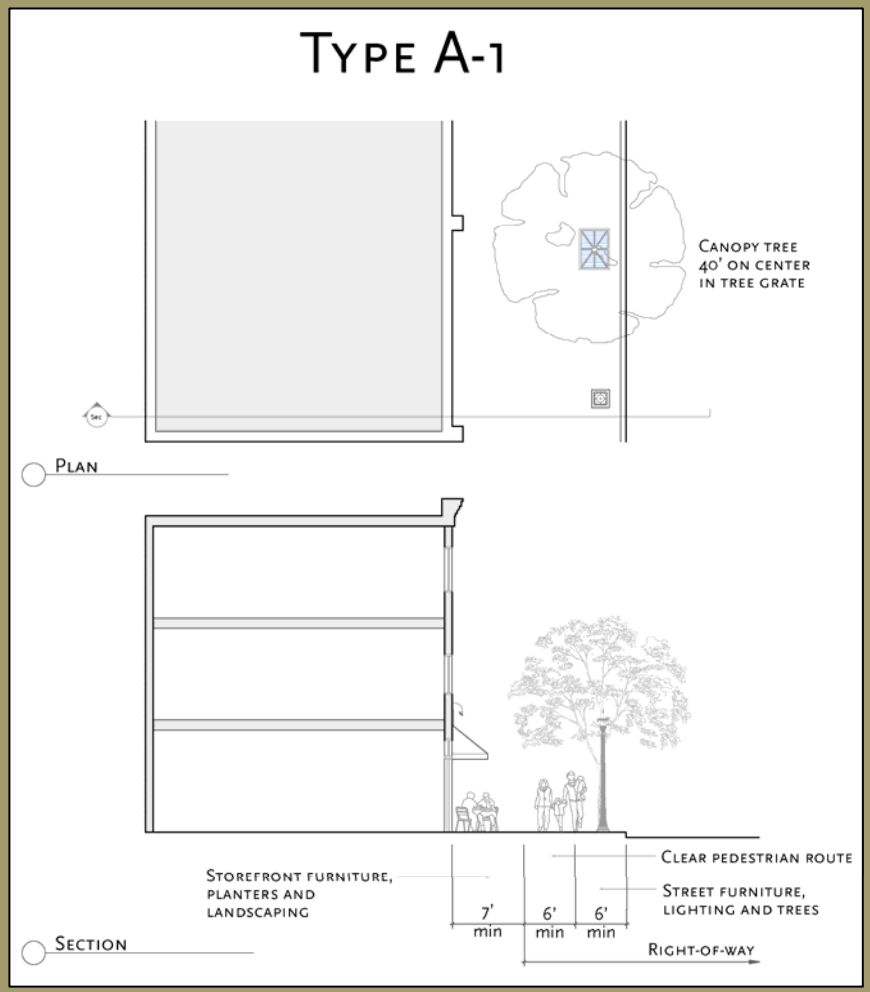
		BUILDING TYPES									
		MIXED USE		NONRESIDENTIAL		RESIDENTIAL				CIVIC	
		Shopfront		Shopfront	General	Apartment	Stacked Townhouse	Townhouse	Apartment House	Civic Building	Open Lot
CATEGORY	USE	Ground Floor	Upper Floors	All Floors	All Floors	All Floors	All Floors	All Floors	All Floors	All Floors	--
COMMERCIAL											
Retail Sales & Service	All retail sales & service as listed below	P	P	P	P	--	--	--	--	--	--
	Doggie Day Car	--	P	--	--	--	--	--	--	--	--

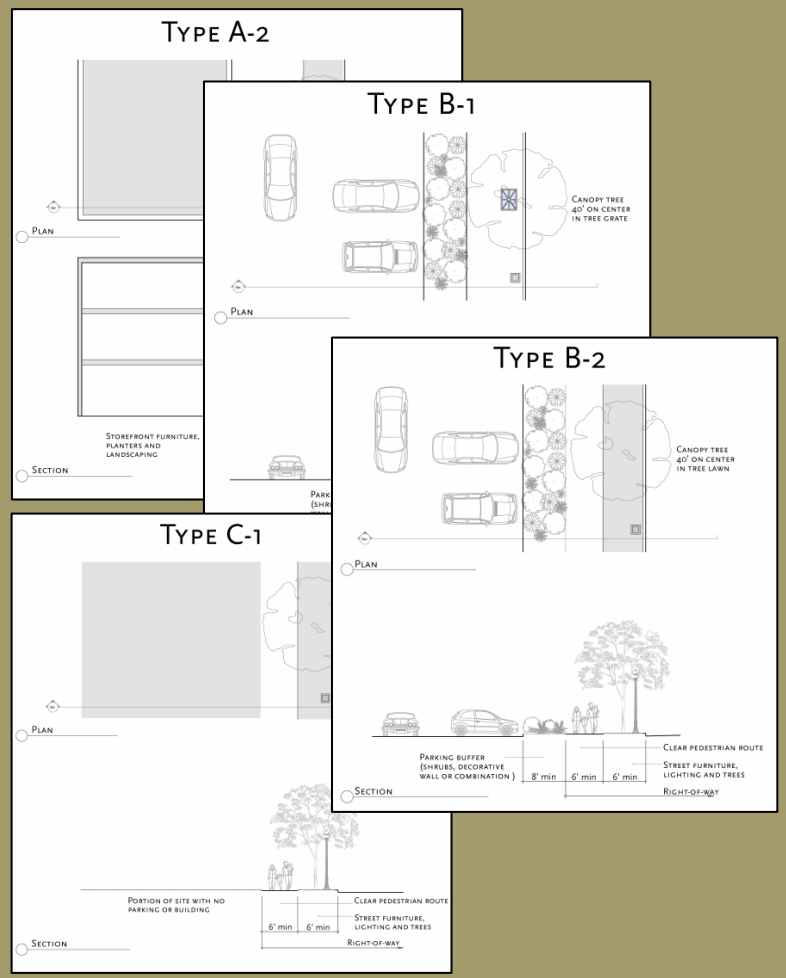
SECONDARY COMPONENTS

- Streetscape Plates
- Street Plates
- Parking Provisions
- Edge Transition Provisions

Streetscape

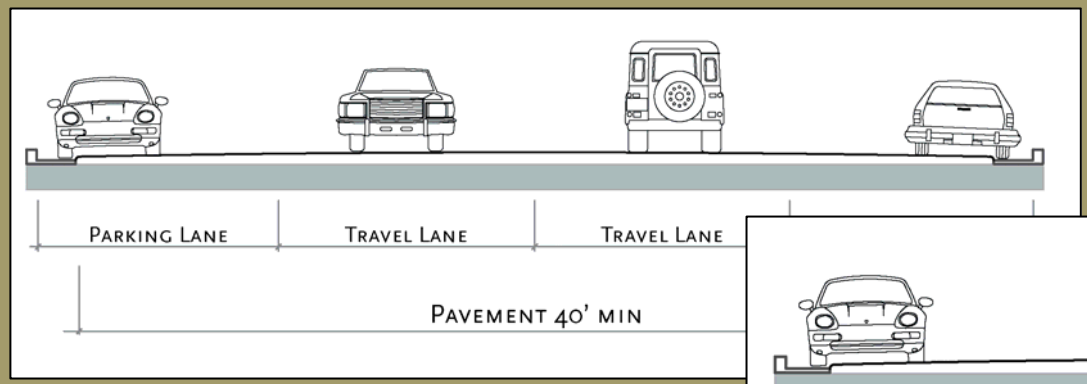
- **Palette of Streetscape Plates (specified on a regulating plan)**

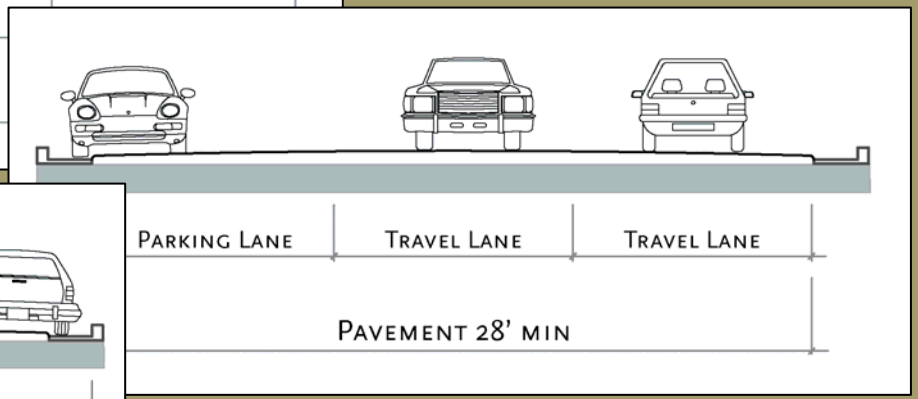


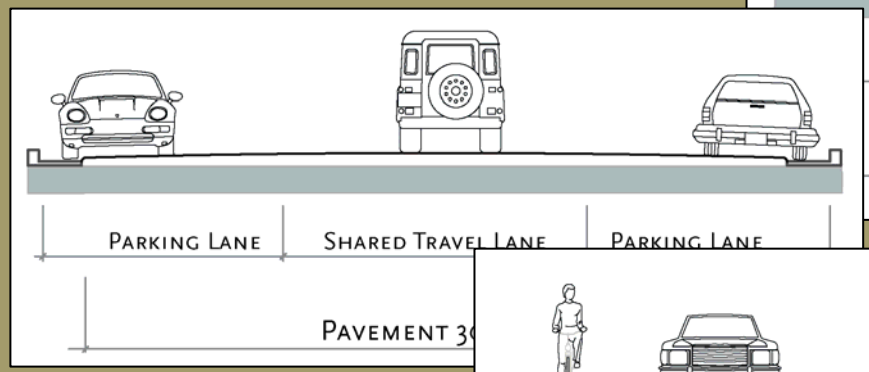


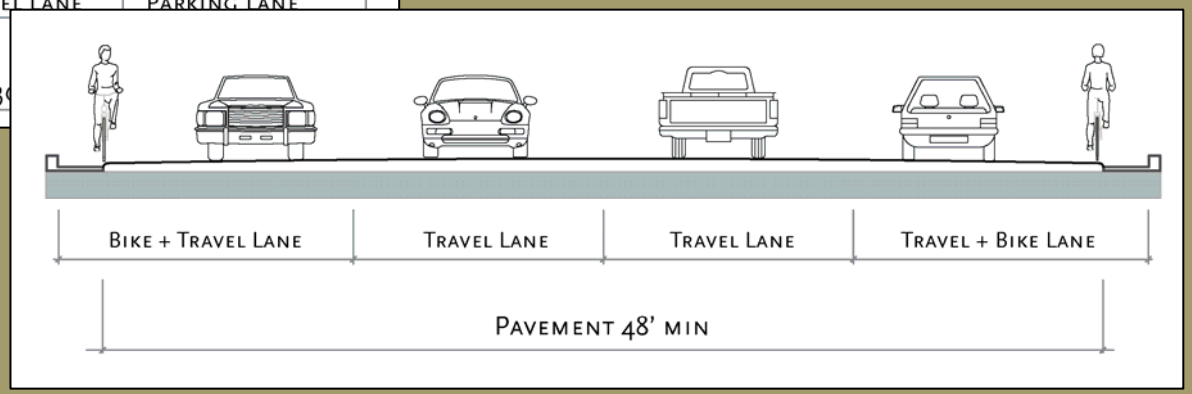
Streets

- Palette of Minor Streets
  (specified on a regulating plan)



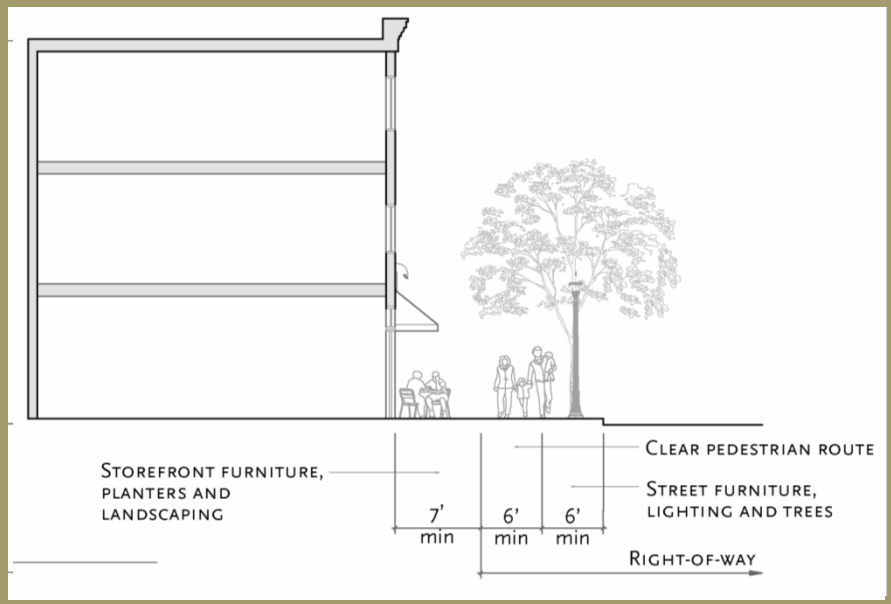


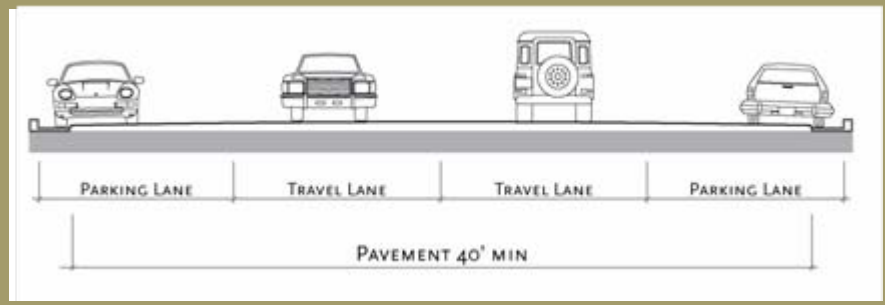




Streets and Streetscape

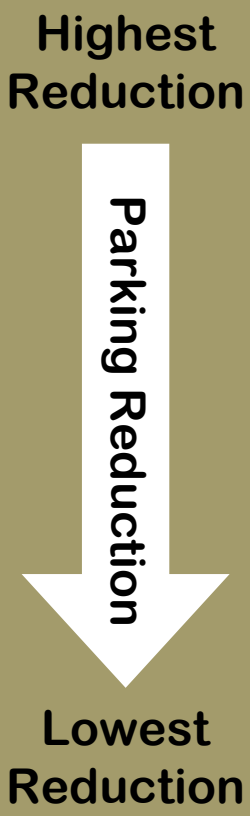
- Variety of streetscape plates can be matched to a variety of street types





Parking and Zoning Districts

- Mixed Use - Vertical (MU-V)
- Mixed Use - Horizontal (MU-H)
- Mixed Use - Residential (MU-R)
- Residential - Mixed (R-MX)
- Residential - Transition (R-TN)



Parking

- Two Pronged Approach
  - Allow as much reduction for mixed use as appropriate without a parking district; and
  - Additional options become available with a parking district
- TOD Areas
  - Allow for greatest reductions
  - May require most intense management
- Transition Areas
  - Most sensitive to parking spillover, least (or no) reduction available

Parking - no parking district

- Revised Ratios (based on sample efficiency surveys)
- Updated Shared Parking Model
- Reductions for:
  - Proximity to Transit
  - Specific Uses (e.g.: senior housing)
  - Employer TDM (ride-share, carpool, telecommuting)
  - Car Sharing Program
- Off-Site Spaces That Count:
  - On-street parking adjacent to property
  - Valet parking
  - Remote parking
- Maximum Parking Caps in TOD areas
  - Exemption for wrapped parking structure or underground parking

Parking - with parking district

- Fee in-lieu of parking on-site
- User fees
  - Parking available for a fee (daily, monthly)
- Variable pricing programs
  - Most expensive spaces generate highest turnover
- Unbundling in low impact areas
  - No parking required, but may be provided

Edge Transitions

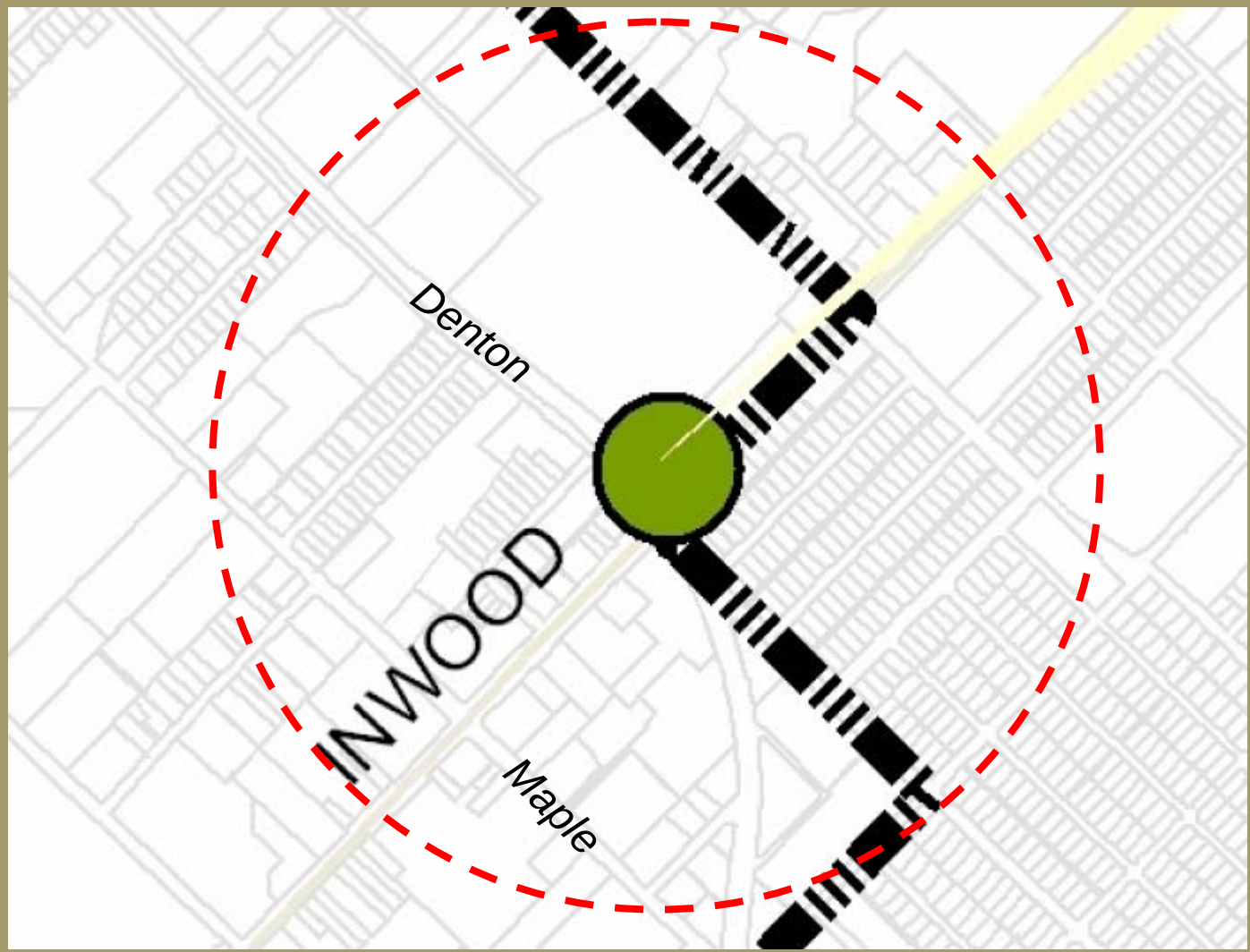
- Compatible Building Types Required Next to Existing Development
  - Townhouse, Home Apartment
- Residential Proximity Slope
  - Retain 1:3 Slope
  - Develop possible alternatives or exemptions
    - Alternative slopes, re-consider application (settings)
    - Restriction on active uses
    - Distance separation requirements for impacts such as loading areas, dumpsters
    - Planting/screening combinations
    - Window and balcony restrictions
- Least (Or No) Parking Reduction Available

Other Options To Consider:

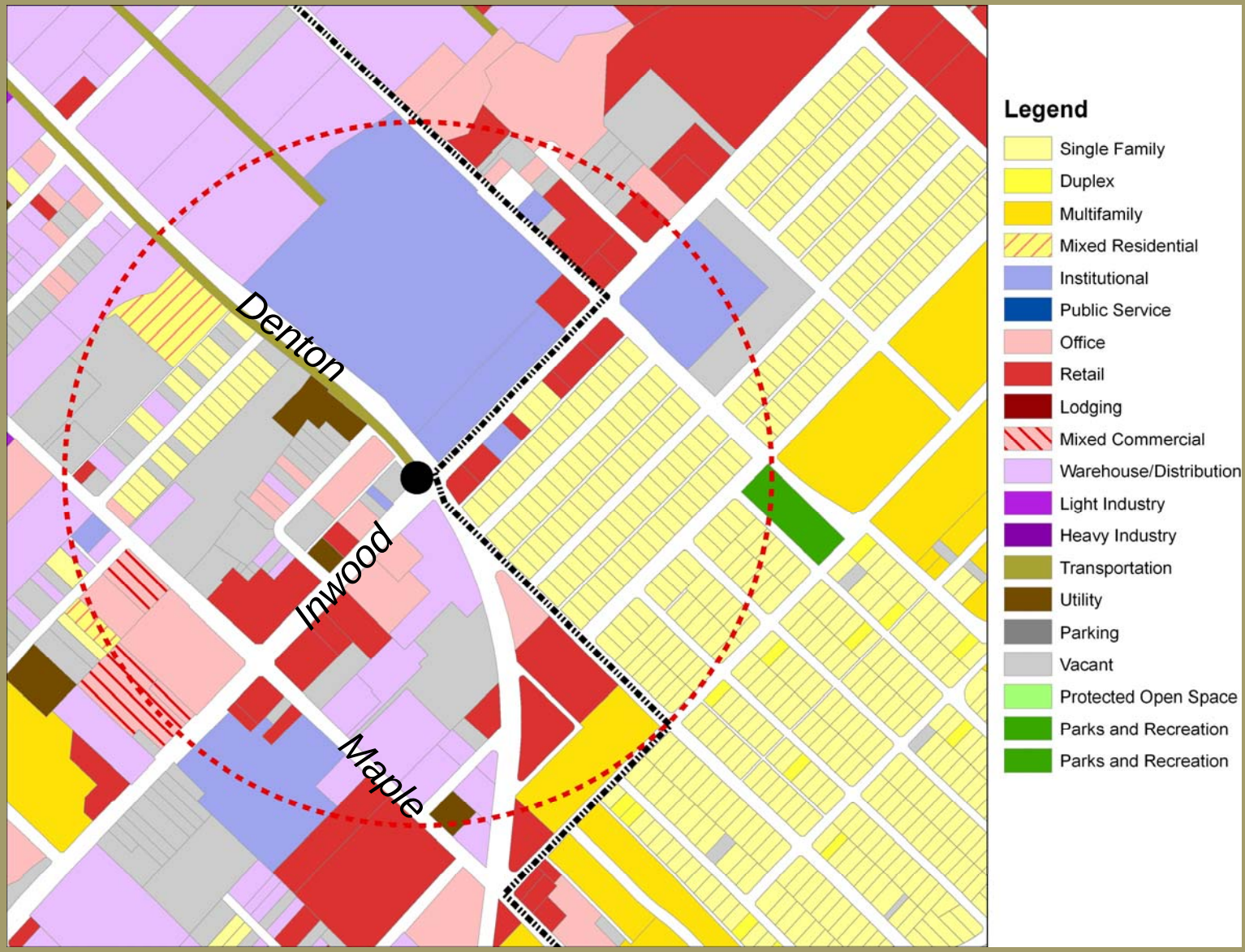
- Regulating Plan
  - Used to Designate Streets/Streetscapes
  - Link to Parking Options?

- Height Map
  - Used to Allocate Additional Height Beyond Base District Height
  - Used to Set Specific Transitions to Stable Neighborhoods

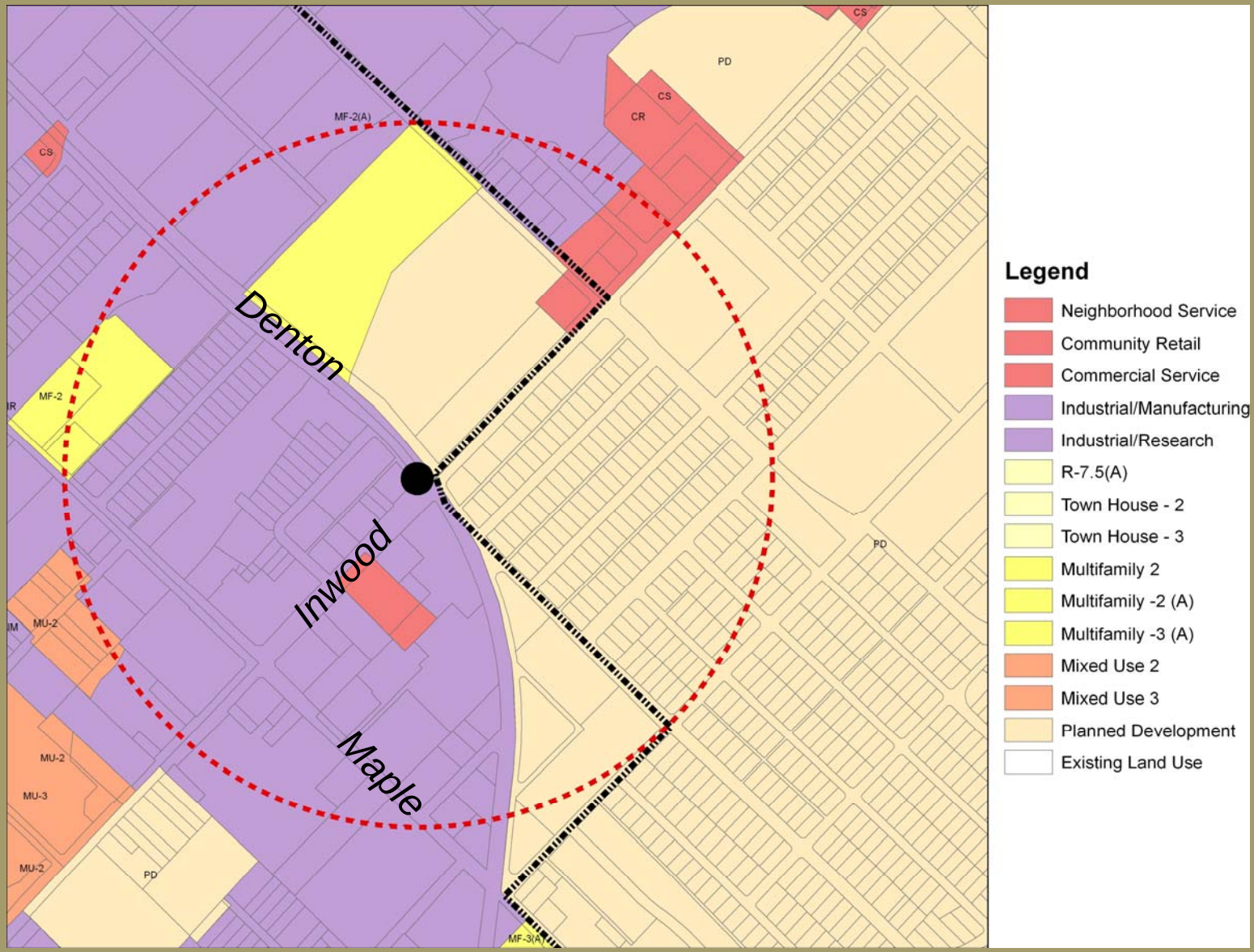
Hypothetical Example: Inwood DART Station Area



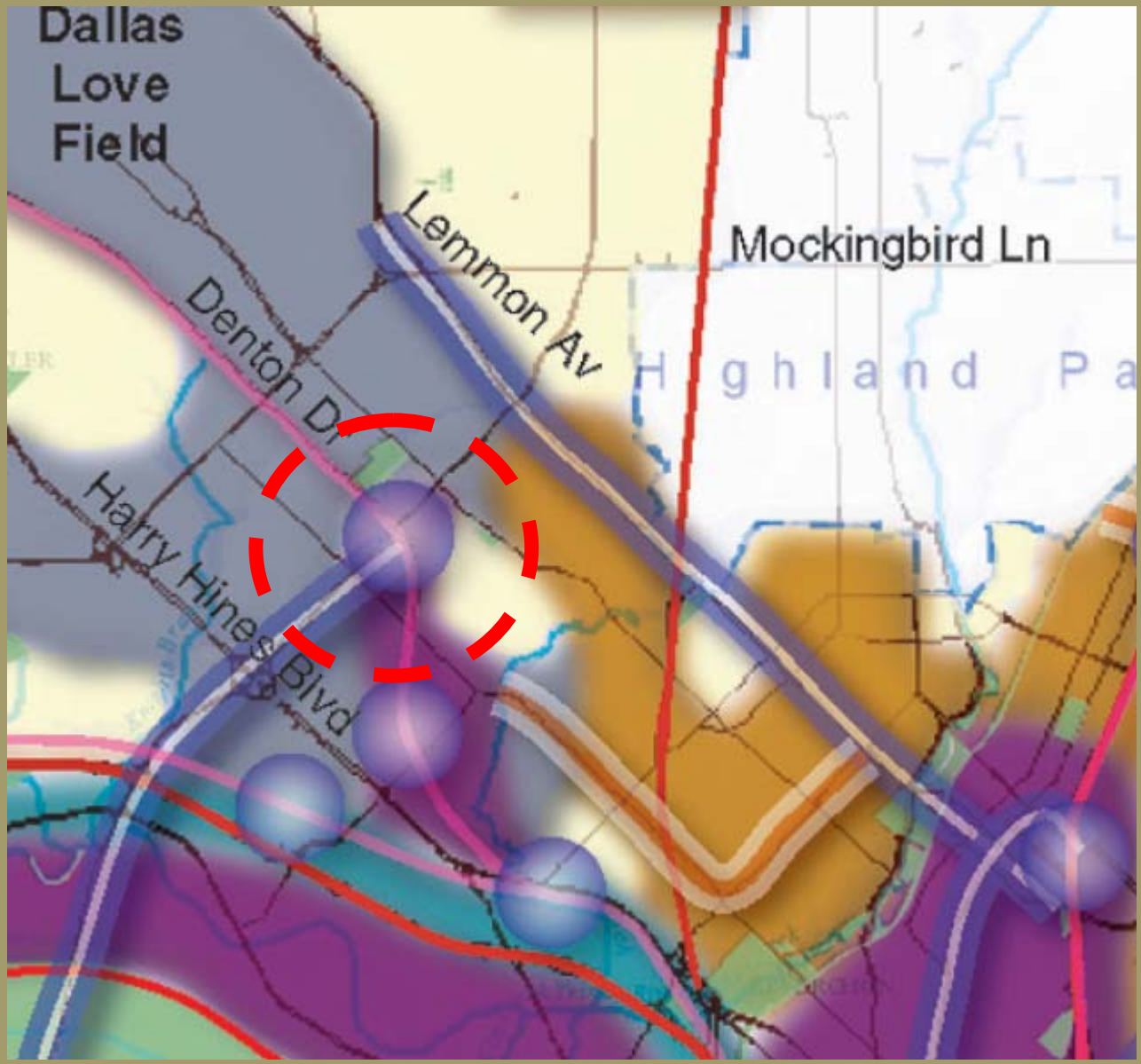
Existing Land Use



Existing Zoning

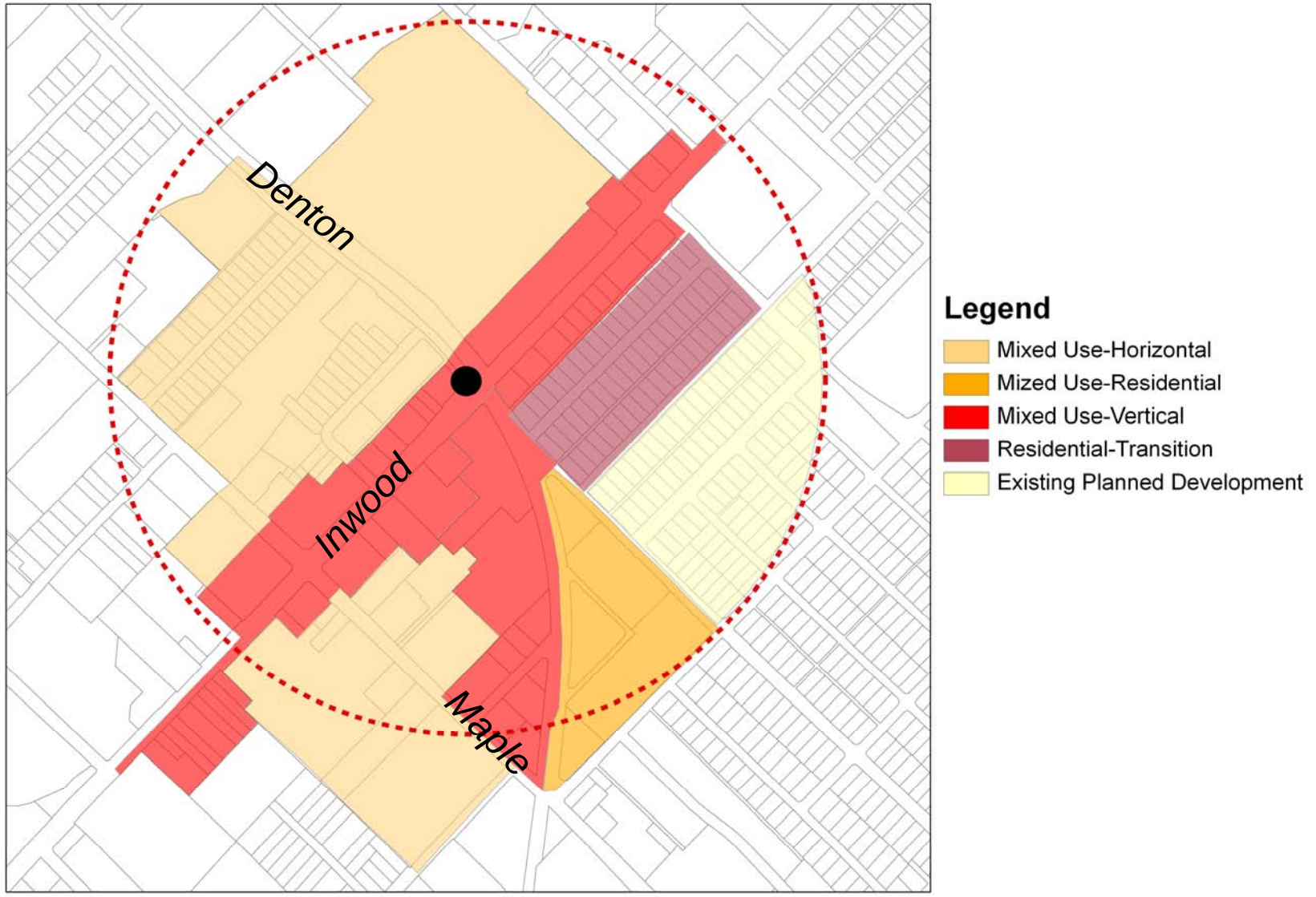


forwardDallas! Vision



- Building Blocks:
  - Campus
  - Urban Mixed Use
  - Single-Family

Hypothetical Example: Mixed Use Zoning



NEXT STEPS

- CODE DRAFTING!