



Harold Simmons Park Community Engagement

Community Planning History
April 2019

Volume 2

02
Executive Summary

05
Methodology

12
Focus Plans

Reimagine *Our River*

The Trinity Park Conservancy is a nonprofit dedicated to the stewardship of Dallas' largest public green space, the 10,000 acres of the Trinity River. Believing that the Trinity River is the natural gathering place for all Dallas residents, the Conservancy is committed to bringing people together to share their ideas, learn more about the ecology, history, and potential of the Trinity River, and to create a public space with equitable access for all Dallas residents to this natural treasure.

Since 2004, the Conservancy has raised more than \$115 million in private philanthropy for projects that support the recreational use, community and economic development, and environmental stewardship of the River. In 2018, the Conservancy was selected by the Trinity River Corridor Local Government Corporation to design, construct and maintain the 200-acre Harold Simmons Park in a public-private partnership with the City of Dallas.



Executive Summary

The Harold Simmons Community Engagement Report is comprised of a set of topics that engage a broad range of interest from the public including equity and inclusion, ecology, public health, jobs etc. **This report describes research and analysis conducted by the Trinity Park Conservancy (Conservancy) reviewing two decades of community and neighborhood planning for the area surrounding Harold Simmons Park** (“the Park”) which is located in and alongside the Trinity River Floodway between the Ron Kirk Pedestrian Bridge and the Margaret McDermott Bridge.

The Park will connect the Trinity River with West Dallas, Oak Cliff, and Downtown Dallas as a new public gathering place at the heart of the city. The success of the Park is closely tied to the vibrancy of its adjacent neighborhoods and continued use and stewardship from existing residents. The Conservancy is committed to authentic and meaningful community engagement throughout Park development and operations with the goal that Park benefits are enjoyed equitably by surrounding neighborhoods and all Dallas residents.

The Conservancy identified over 100 plans, studies, and policy documents (“plans”) conducted in the neighborhoods near Harold Simmons Park since 1999. Along the way, thousands of community members volunteered their time in workshops, town halls, and listening sessions. The Conservancy seeks to build on these years of insight to help communities advance their goals. This report summarizes the priorities that communities identified for themselves through these plans, as well as implementation progress to date.

The report analyzes eight key plans.¹ Each of these key plans influence current policy, include significant community engagement, and serve neighborhoods that will be impacted by Harold Simmons Park. For each plan, we describe the priorities identified through community engagement, alignment between community priorities and the plan’s final recommendations, and progress since the plan’s adoption.



Location of Harold Simmons Park

This analysis reveals four baseline insights to inform ongoing engagement and planning for the Park:

1. Some communities abutting Harold Simmons Park have participated in a planning and visioning process for their future, while others have not.
2. The quality and depth of community engagement has improved over the past twenty years. Earlier plans engaged fewer individuals, with limited documentation and/or analysis of community insights. Plans conducted within the last five to ten years are more likely to include broad outreach, substantive dialogue, clear synthesis of findings, and alignment between plan recommendations and community priorities.
3. Two decades of planning demonstrate consistent priorities for some communities neighboring Harold Simmons Park, but not in Oak Cliff.
 - West Dallas: Desires to preserve and enhance existing single family neighborhoods with aging homes rehabilitated. Describes new housing that is mixed-income, with new high-quality, high density development that contributes to the creation of new living-wage jobs and access to new services and amenities.
 - Oak Cliff: None of the plans identify clear community priorities for Oak Cliff. However news coverage of public meetings related to the Oak Cliff Gateway rezoning case in 2015, indicates that residents want a walkable, transit-rich community with easy

access to downtown. Desired development is dense, mixed-income, and includes a broad mix of housing types.

- The Bottom: Desires to preserve and enhance existing single family homes with aging homes rehabilitated. Seeks mixed income, mixed-use redevelopment that builds on existing community assets.
 - Greater Downtown: Including neighborhoods such as Uptown, Cedar, and the Design District, is enhancing the urban core with investments in parks, transit and a broad range of housing options. They seek to improve connections between the central business district and other neighborhoods in the urban core.
4. Implementation of community priorities in West Dallas and the Bottom lags behind Greater Downtown and Oak Cliff. In West Dallas, the City and private developers have invested in new high-quality housing and infrastructure improvements. Limited funding has been made available for rehabilitating existing single-family homes, expanding transit access, and providing living wage jobs. In The Bottom, no major investments have been made in infrastructure or in new or rehabilitated housing.

The Conservancy will continue its partnership with its neighboring communities to support their aspirations for Park and community development.

¹ A Balanced Vision Plan for the Trinity River, CityMAP, City of Dallas Comprehensive Housing Policy, Dallas Cultural Plan, Dallas Parks and Recreation Comprehensive Plan, Downtown Dallas 360 Plan, The Bottom Urban Structure and Guidelines, West Dallas Urban Structure and Guidelines

Methodology

This report defines its study area as the area within a two-mile radius surrounding Harold Simmons Park. This area includes 16 different census tracts and 25 different resident-identified neighborhoods. We found over 100 plans and studies conducted in these neighborhoods² over the past twenty years. The next few pages provide background information on the study area and plans reviewed for this report.

We then selected eight key plans for in-depth analysis in this report. Two plans target neighborhoods on the east and west sides of the river respectively, while four are about the city as a whole. These plans both **influence current policy** and include **significant community engagement** in neighborhoods near Harold Simmons Park

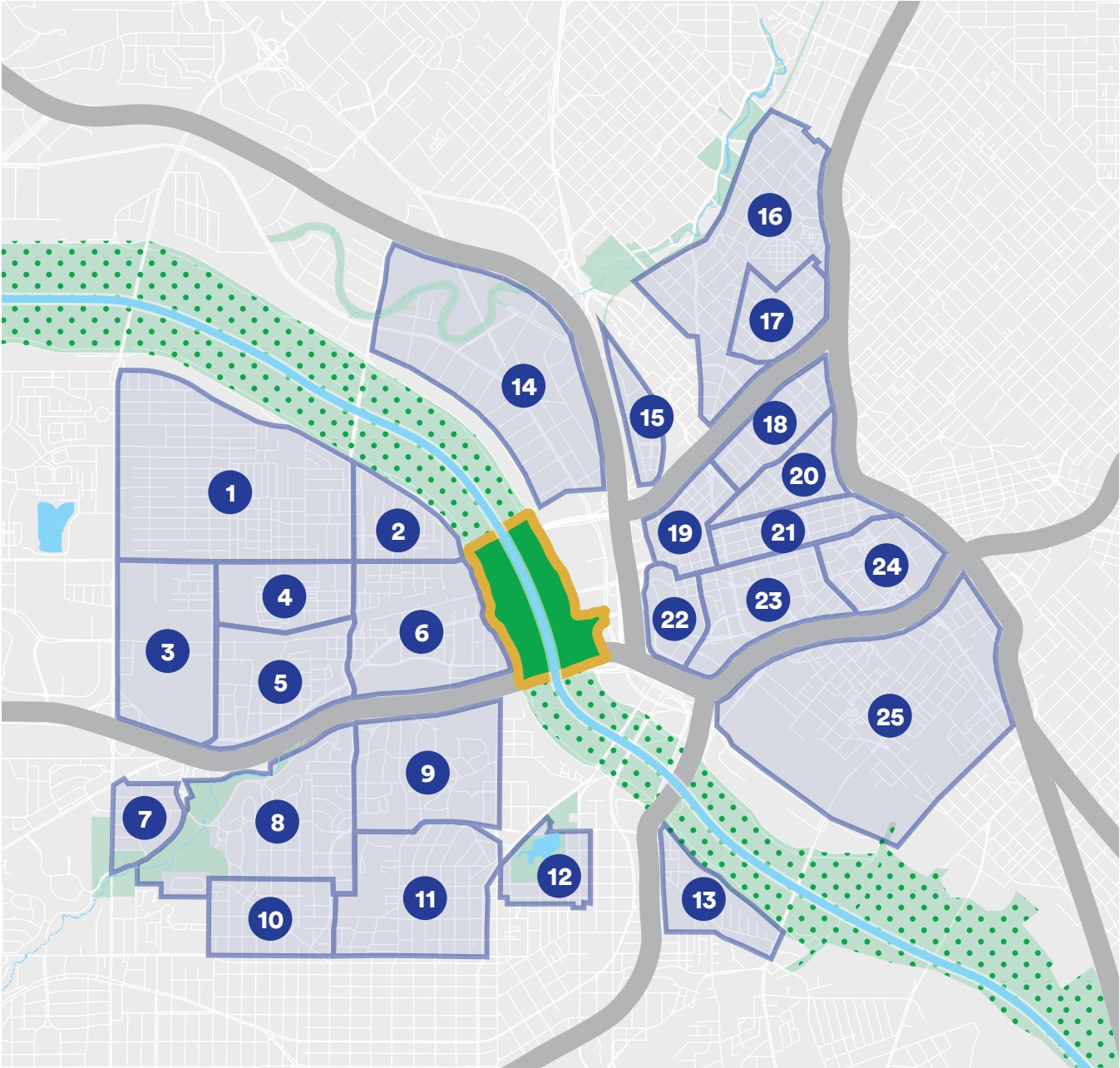
We evaluated the eight key plans on the depth of their community engagement and progress that has been made towards the community priorities they identify.

We assessed depth of community engagement with the following three questions and rated each plan as low, medium, or high:

- Was community engagement process as inclusive and representative?
- Was community input analyzed and synthesized?
- Do the plan's recommendations reflect the community's priorities?

We assessed plans based on the progress made towards the community priorities they identified. We rated each plan as having low, some, or high progress, marking some plans as too recently adopted to assess.

² Including citywide plans



- Neighborhood
- Harold Simmons Park
- Trinity River Greenbelt

METHODOLOGY: NEIGHBORHOODS

The 2-mile radius of the Park includes 25 neighborhoods spanning both sides of the Trinity River. Neighborhood boundaries are based on research by bcWORKSHOP on how Dallas residents identify their neighborhoods.³

West Dallas

1	Los Altos
2	La Bajada
3	La Loma
4	Muncie
5	Western Heights
6	El Aceite

Oak Cliff

7	Stevens Park Estates
8	Kessler Park
9	East Kessler Park
10	King’s Highway
11	Kidd Springs
12	Lake Cliff

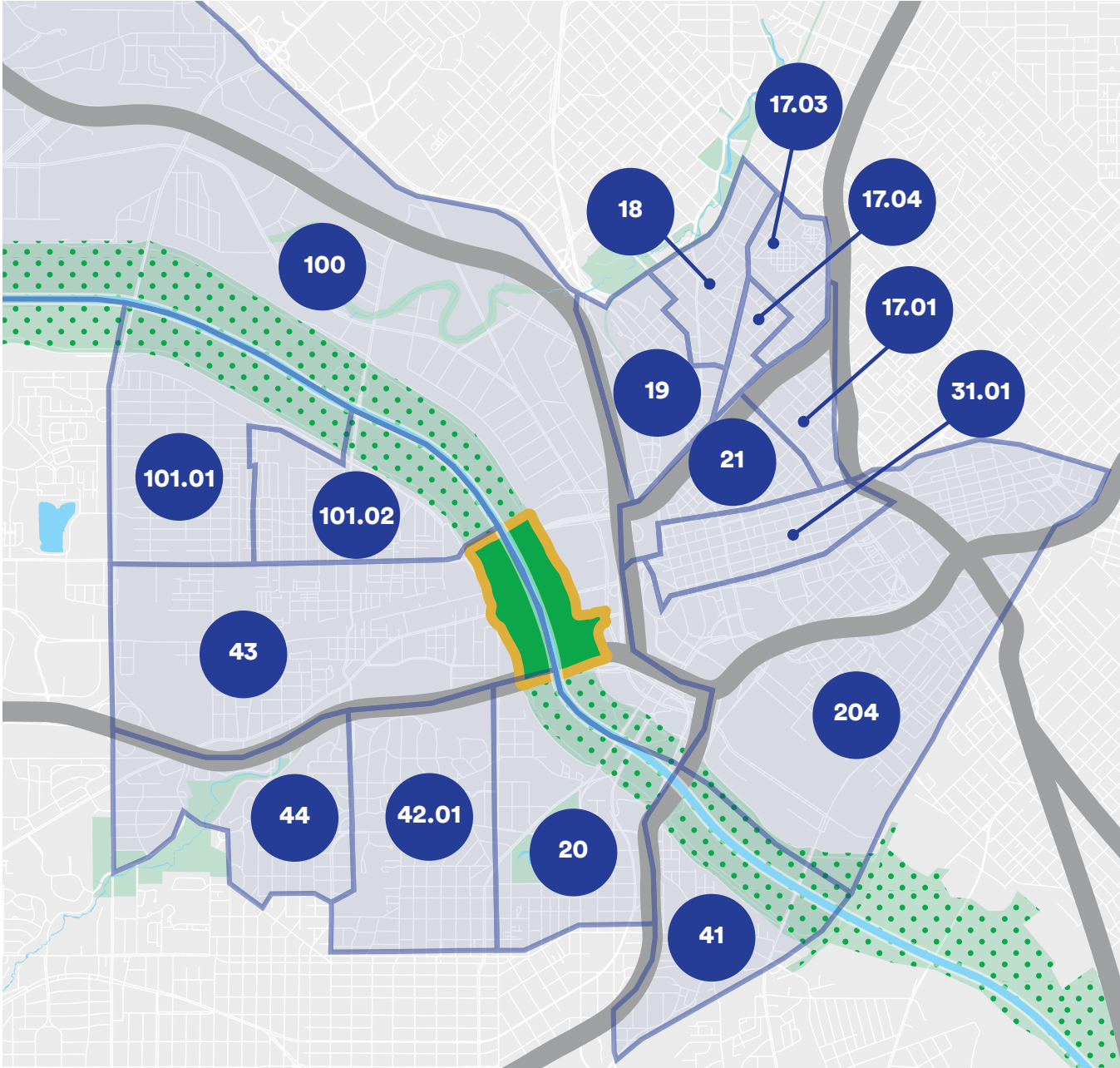
The Bottom

13	The Bottom
----	------------

Greater Downtown

14	Design District
15	Victory Park
16	Uptown
17	State Thomas
18	Arts District
19	West End Historic District
20	Commercial Center
21	Main Street District
22	Reunion District
23	Civic Center District
24	Farmers Market District
25	Cedars

³ bcWORKSHOP, “Know Your Neighborhood Map”
<http://peopleorganizingplace.com/know/>



- Census Tract
- Harold Simmons Park
- Trinity River Greenbelt

METHODOLOGY: CENSUS TRACTS

Our analysis is informed by 2017 census data for neighborhoods near the Park.⁴ Neighborhoods east of the river tend to have higher median household incomes and a higher white, non-Hispanic population than neighborhoods west of the river.

Tract #	Median Household Income	White	Black / African American	Other	Latino / Hispanic Of Any Race
17.01	\$102,857	65.5%	23.3%	11.2%	19.2%
17.03	\$95,426	84.3%	3.8%	11.8%	8.2%
17.04	\$110,411	88.6%	2%	9.4%	8.3%
18	\$83,405	85.9%	7.4%	6.6%	9.6%
19	\$113,016	82.7%	11.9%	5.4%	11.3%
20	\$37,668	72.1%	18.9%	9.1%	58.2%
21	\$74,271	56.9%	30.3%	12.7%	11.9%
31.01	\$72,039	71.5%	16%	12.5%	14.4%
41	\$27,955	59.8%	30.7%	9.4%	65.7%
42.01	\$53,507	83.7%	6%	10.3%	62.2%
43	\$47,051	75.5%	13.4%	11.2%	62.1%
44	\$124,875	79%	9.9%	11.1%	25.7%
100 ⁵	\$63,362	44.6%	44.5%	10.9%	20.2%
101.01	\$31,079	51.5%	39%	9.5%	48.3%
101.02	\$45,648	85.5%	7.2%	7.2%	80.9%
204	\$66,858	64.8%	28.4%	6.9%	25.9%

⁴ 2017 American Community Survey
⁵ Data includes portions of census tract 100 not shown on map.

METHODOLOGY: REVIEWED PLANS

We reviewed over 100 plans, reports, and policy documents for this report. Each was written in the past 20 years about a neighborhood in the study area or about Dallas as whole.

A Proposal for the Greater Trinity Forest Trail System and its Implementation	Design District TIF Project Plan and Reinvestment Zone Financing Plan
A Renaissance Plan for Dallas Parks and Recreation in the 21st Century	Downtown Connection TIF Project Plan and Reinvestment Zone Financing Plan
An Equitable, Healthy, and Safe Dallas County: Community Health Needs Assessment	Downtown Dallas 360 Plan
Cedars Area Plan	Downtown Dallas 360 Plan (2017 Update)
Cedars TIF Project Plan and Reinvestement Zone Financing Plan	Downtown Dallas Historic Preservation Task Force Report of Findings and Recommendations
City Center TIF Amended and Restated Project Plan and Reinvestment Zone Financing Plan	Downtown Dallas PID Aesessment Plan 2017 - 2021
City Center TIF: North South Linkages Project	Downtown Dallas Turnaround Plan
City Legibility Analysis	Downtown Parks Master Plan Final Report
City of Dallas Thoroughfare Plan	Farmers Market TIF Amended Project Plan and Reinvestment Zone Financing Plan
CityMAP	Final Report Dallas Lead Project
COMMIT Education Community Achievement Scorecard	First Five-Year Review Report for the RSR Corporation Superfund Site September 2005
Dallas Arts District Development Plan (Combined)	Fort Worth Avenue Corridor Land Use Plan and Urban Design Study
Dallas Bike Plan	Fort Worth Avenue TIF Project Plan and Reinvestment Zone Financing Plan
Dallas Complete Streets Manual	Fort Worth Avenue Visioning and Conceptual Land-use Planning Study
Dallas Comprehensive Housing Policy	ForwardDallas! Comprehensive Plan Vision
Dallas Cultural Plan	ForwardDallas! Policy Plan
Dallas Economic Opportunity Assessment	ForwardDallas! Streetcar Action Plan
Dallas Floodway Project Environmental Impact Statement	ForwardDallas! Trinity River Corridor Action Plan
Dallas Floodway Project Final Feasibility Report	Grow South Community Indicators 5 Year Progress Report
Dallas Housing Authority 2015-2019 Five Year PHA Plan and 2010-2014 Five Year Plan Status Report	Grow South Community Indicators 6 Year Progress Report
Dallas Parks and Recreation Comprehensive Plan	GrowSouth: Three Year Progress Report
Dallas Streetcar Central Link Locally Preferred Alternative	Housing Briefing: The Bottom Revitalization Project 2006 Bond
Dallas Trail Network Plan	The School Zone: Impact Report Academic Year 2015-16
Dallas Tree Preservation Ordinance	Inside the Loop Report
Dallas Urban Stormwater Best Management Practices	Kylde Warren Park / Dallas Arts District PID Serivce Plan 2017 - 2021
Davis Gardens TIF Final Project Plan and Reinvestement Zone Financing Plan	

Mayor’s Task Force on Affordable Workforce Housing	The Soul of The City: An Analysis of the Relationship Between Dallas City Development and the Trinity River From Dallas’ Founding to the Present
Neighborhood Plus Plan	
Neighborhood Revitalization Plan for Dallas	Third Five-Year Review Report for the RSR Corporation Superfund Site September 2015
Oak Cliff Gateway (ULI Study)	TOD TIF Project Plan and Reinvestment Zone Financing Plan
Oak Cliff Gateway TIF Amended Project Plan and Reinvestment Zone Financing Plan	Tourism Public Improvement District 2016 Budget Plan
Oak Lawn-Hi Line PID 2016 Assessment Plan	Trail Network Master Plan Map
Oak Lawn-Hi Line PID Proposed 5 Year Budget	Trinity Forest Spine Trail Master Plan
Opportunities Along a River	Trinity Lakes Amenities: Design Concepts Presentation
Pavaho Wetlands Consent Decree	Trinity Lakes Project Phase 1 Design Guidelines Progress Report
PolicyLink Dallas Renters Fact Sheet	Trinity Parkway Design Charette Report
Second Five-Year Review Report for the RSR Corporation Superfund Site September 2010	Trinity River Basin Master Plan
South Side PID Service Plan 2017 - 2021	Trinity River Corridor 1999 Year in Review
Sports Arena TIF Amended and Restated Project Plan and Reinvestment Zone Financing Plan	Trinity River Corridor Balanced Vision Plan
Sports Arena TIF Amended and Restated Project Plan and Reinvestment Zone Financing Plan	Trinity River Corridor Comprehensive Land Use Plan
State of the Dallas Urban Forest	Trinity River Corridor Master Implementation Plan
State-Thomas Tax Increment Financing District Project and Financing Plan	Trinity River Environmental Impact Statement
Stemmons Corridor-Southwestern Medical District Area Plan	Trintiy River Corridor Improvements - Pedestrian Access Options - Urban Design Plan
Stemmons/Design District Land Use Plan	ULI Case Study: Trinity Groves, Dallas, Texas
Target 2000 Progress Report Year End 2001	Urban Corridors: A Guide to permitted Uses and Design Standards
The Bottom Neighbrohood Plus Target Area	West Dallas Community Indicators Report 2016
The Bottom Urban Structures and Guidelines	West Dallas Community Resource Guide Spring 2018
The Connected City Design Challenge: Dallas Trinity and Downtown	West Dallas Comprehensive Land Use Study
The Connected City Design Challenge: Jury Brief	West Dallas Land Use Study
The Dallas Arts District Master Plan	West Dallas Signature Point Project
The Emerald Bracelet	West Dallas Urban Structures and Guidelines
The Future of Education: Community, Nonprofit, and School Data for the School Zone	

Focus Plans

From the 100+ documents reviewed for this report, we chose eight for deeper analysis in this report. These plans represent the most recent efforts to document the community priorities of neighborhoods near the Park. Each plan currently influences City of Dallas policy.

Plan Name	Level of Community Engagement	Key Community Priorities	Plan Recommendations	Progress Toward Community Goals	Neighborhoods
A Balanced Vision Plan for the Trinity River Corridor	Low	Create destination parks in the floodway. Restore the ecology of the river. Don't build a toll road. Make the project pedestrian-centered.	Make the Trinity Dallas' most important recreational and ecological asset. Create vibrant neighborhoods along the levees.	Some Progress	Trinity River Corridor
CityMAP	Medium	Modify or remove existing freeways to make way for parks and walkable development. Connect downtown to nearby neighborhoods. Stop prioritizing cars at the expense of other means of transportation.	Reimagine Dallas' freeways to build dense, walkable neighborhoods.	Some Progress	Greater Downtown
City of Dallas Comprehensive Housing Policy	Medium	Create and maintain affordable housing throughout Dallas. Promote greater fair housing choices. Overcome concentrated poverty.	Use policy tools to address Dallas' housing shortage and lack of affordable housing.	Recently Adopted	All
Dallas Cultural Plan	High	Focus on artists rather than buildings. Distribute resources across the city evenly. Broaden definitions of art and culture. Help artists, audiences, and neighborhoods overcome historic racial boundaries.	Send arts funding more equitably across the city. Do more to support artists and neighborhood cultural organizations.	Recently Adopted	All
Dallas Parks and Recreation Comprehensive Plan	Medium	Improve maintenance of existing parks. Renovate existing recreation centers. Make parks easier to walk and bike to.	Make the park system more fiscally sustainable. Improve park maintenance. Build more parks and trails.	High Progress	All
Downtown Dallas 360 Plan	High	Promote diverse housing options. Create a network of downtown parks. Make streets and neighborhoods more vibrant. Improve connections between neighborhoods and across the Trinity River.	Use urban design, development and transit to make downtown more vibrant.	High Progress	Greater Downtown
The Bottom Urban Structure and Guidelines	High	Connect the Bottom to surrounding neighborhoods and the Trinity River. Promote new high-quality mixed-use development. Preserve and enhance existing single-family housing.	Preserve and enhance existing single-family homes. Transform the Bottom into a mixed-income, mixed use urban community.	Low Progress	The Bottom
West Dallas Urban Structure and Guidelines	High	Preserve and develop affordable housing. Leverage economic growth in West Dallas to provide high-paying jobs to existing residents. Create a safe and beautiful neighborhood with a high quality of life for its residents.	Preserve and enhance La Bajada. Transform other parts of West Dallas into a vibrant mixed-income, mixed-use urban community.	Some Progress	West Dallas

A Balanced Vision Plan for the Trinity River Corridor

LEAD ORGANIZATIONS	THE DALLAS PLAN, AIA DALLAS, THE DALLAS INSTITUTE OF HUMANITIES AND CULTURE
YEAR COMPLETED	2003
YEAR ADOPTED	2003
NEIGHBORHOODS	TRINITY RIVER CORRIDOR
LINK	TRINITYRIVERCORRIDOR.COM



COMMUNITY PRIORITIES

Community Priorities

1. Create destination parks in the floodway.
2. Restore the ecology of the river.
3. Remove the toll road from consideration.
4. Make the project pedestrian-centered.

Engagement Methodology

This plan built upon ten years of public engagement and discussion conducted for previous Trinity River plans in the 1990’s. The Chan Krieger-led consultant team reviewed past public input, then conducted supplementary interviews with key community leaders, and three public workshops. 310 individuals participated in these meetings. No analysis or synthesis of community priorities was included in the final report, and the plan’s recommendations are not clearly grounded in community priorities.

Community Engagement Level

Low

PROGRESS TOWARDS COMMUNITY PRIORITIES

Destination Parks

Ron Kirk Pedestrian Bridge and Felix Lozada Gateway were completed in 2014. Harold Simmons Park will be the first destination park in the floodway.

Restored Ecology

Portions of the Pavaho Wetlands have been constructed in the floodway. The Upper and Lower Chain of Wetlands were created in the Trinity Forest. River channel and most of floodway remain unchanged.

No Toll Road

City Council amended the Balanced Vision Plan in 2017 to remove the possibility of creating a toll road in the floodway.

Pedestrian-Centered Project

Existing pedestrian access points to the Trinity vary greatly in quality and accessibility, and none of them connect to walkable neighborhoods.

Some Progress

PLAN RECOMMENDATIONS

Community and Economic Development

Use the new greenspace and transportation infrastructure along the floodway to attract new high-quality, high-density, urban development. Create new special development districts in neighborhoods along the Trinity River.

Environmental Restoration and Management

Promote biodiversity by meandering the river and adding diverse vegetation. Improve water quality by adding wetlands and reconnecting the river to adjacent ecosystems. Preserve the Great Trinity Forest.

Flood Protection

Increase levee height throughout floodway. Keep residential development out of floodplain areas. Include flood control features in new development. Reduce downstream flooding.

Parks and Recreation

Transform the Trinity Floodway into the largest urban park in the country. Fill the floodway with lakes and park spaces for recreational use. Create new amenities including a horse park, interpretative center, and sports fields.

Transportation

Build the Trinity toll road. Build signature bridges to connect North and South Dallas.⁶ Connect the river to existing transportation networks with new roads in the floodway and on top of the levees. Improve pedestrian and cycling access to the river.

⁶ Elsewhere, we use East and West when referring to the two sides of the Trinity River

PROGRESS TOWARDS PLAN RECOMMENDATIONS

Community and Economic Development

The Trinity Park Conservancy is now developing the first unified planning strategy for community and economic development along the Trinity River. There is only limited high-quality, high-density development near the river compared to what is envisioned in the project plan.

Environmental Restoration and Management

The City built portions of the Pavaho Wetlands in the floodway just north of Harold Simmons Park. The U.S. Army Corps of Engineers created the Upper and Lower Chain of Wetlands downstream in the Trinity Forest. No organization has altered the river channel or the majority of the floodway.

Flood Protection

The City and U.S. Army Corps of Engineers have invested heavily in new pump stations and flood protection infrastructure along the floodway. They are planning future levee extensions and wetland restorations pending federal funding.

Parks and Recreation

New recreation facilities have opened outside of the floodway along the Elm Fork and in the Trinity Forest. These include soccer fields at MoneyGram Park, the Trinity River Audubon Center, Texas Horse Park, and Trinity Forest Golf Club. The Trinity Skyline Trail remains the only recreation improvement within the floodway.

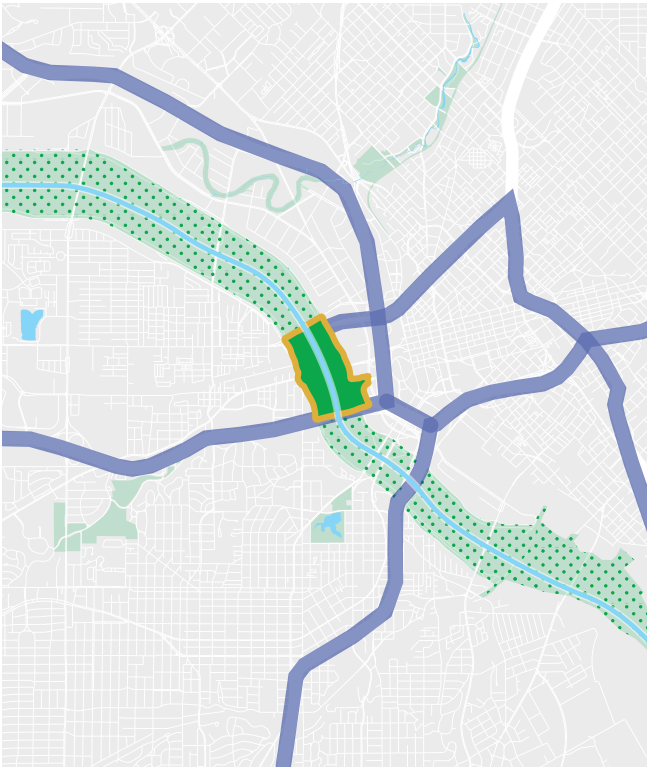
Transportation

The City of Dallas and TxDOT built two signature bridges across the Trinity. The City widened Riverfront Blvd and Continental Ave to accommodate more vehicular traffic and gave them limited landscaping and bike/pedestrian improvements.

Some Progress

CityMAP

LEAD ORGANIZATION	TEXAS DEPARTMENT OF TRANSPORTATION
YEAR COMPLETED	2016
YEAR ADOPTED	2016
NEIGHBORHOODS	GREATER DOWNTOWN
LINK	DALLASCITYMAP.COM



COMMUNITY PRIORITIES

Community Priorities

1. Modify or remove existing freeways to make way for parks and walkable development.
2. Connect downtown to nearby neighborhoods.
3. Stop prioritizing cars over other modes of transportation.

Engagement Methodology

TxDOT hosted a series of 80 listening sessions with over 200 stakeholders and three public meetings with a combined attendance of 250 people. From these meetings, the plan authors identified broad community priorities and used them to inform different scenarios for modifying or removing existing freeways. While the plan’s recommendations represent stated community priorities, the community engagement process only reached a limited population and there were few ways for community members to provide input.

Community Engagement Level

Medium

PROGRESS TOWARDS COMMUNITY PRIORITIES

Smaller Freeway Footprints

TxDOT’s proposals for Lowest Stemmons, I-30, and the I-35 Southern Gateway will widen the footprints of each freeway. However, CityMAP is being used by the City of Dallas to challenge TxDOT’s proposal for I-30. The City would instead narrow I-30 and remove I-345 at the same time.

Connected Downtown

TxDOT’s plans for Lowest Stemmons and I-30 would create new physical barriers between downtown and adjacent neighborhoods. Land that could be used for dense urban development would instead be used to widen the freeway and its frontage roads.

Multi-Modal Transportation

Several investments in multi-modal transportation are planned or being proposed within CityMAP’s study area. These include a high-speed rail station, mutli-modal transit hub, and DART’s D2 alignment which will include a subway under Commerce Street.

Some Progress

PLAN RECOMMENDATIONS

Mobility / Congestion Relief

Reduce the footprint of existing freeways to promote alternate modes of transit, like walking and mass transit. Reconnect the street grid. Add bike and pedestrian facilities. Remove access ramps where possible. Consider replacing some freeways with at-grade boulevards.

Livability / Quality of Life

Lessen the visual impact of freeways. Improve Dallas’ bike and pedestrian networks. Remove barriers between local businesses and amenities. Reconnect the urban core, fostering new cultural connections. Build new deck parks. Create opportunities for high-quality development that enhances livability in the urban core.

Economic Development / Growth

Stimulate high-quality redevelopment by connecting neighborhoods and freeing up land now used by freeways for development. Leverage redevelopment opportunities around the planned high speed rail station and proposed new deck parks over I-30 and I-35. Create a new urban district by removing I-345.

PROGRESS TOWARDS PLAN RECOMMENDATIONS

Mobility / Congestion Relief

Current TxDOT proposals for Lowest Stemmons, I-30, and the Southern Gateway create barriers to dense urban development and include limited bike and pedestrian facilities. The addition of lanes will have a limited effect on congestion due to induced demand.⁷

Livability / Quality of Life

TxDOT’s proposals for Lowest Stemmons, I-30, and the I-35 Southern Gateway ignore many of the recommendations made in CityMAP to improve livability and quality of life. Each project will create barriers to dense urban development and only the Southern Gateway includes the infrastructure for a future deck park. However, CityMAP is being used by the City of Dallas to challenge TxDOT’s I-30 proposal. The City’s alternative design follows CityMAP’s recommendations and narrows its footprint, creates new deck parks, and invests heavily in pedestrian and bike facilities. The City’s proposal also ties the removal of I-345 to the redesign of I-30.

Economic Development / Growth

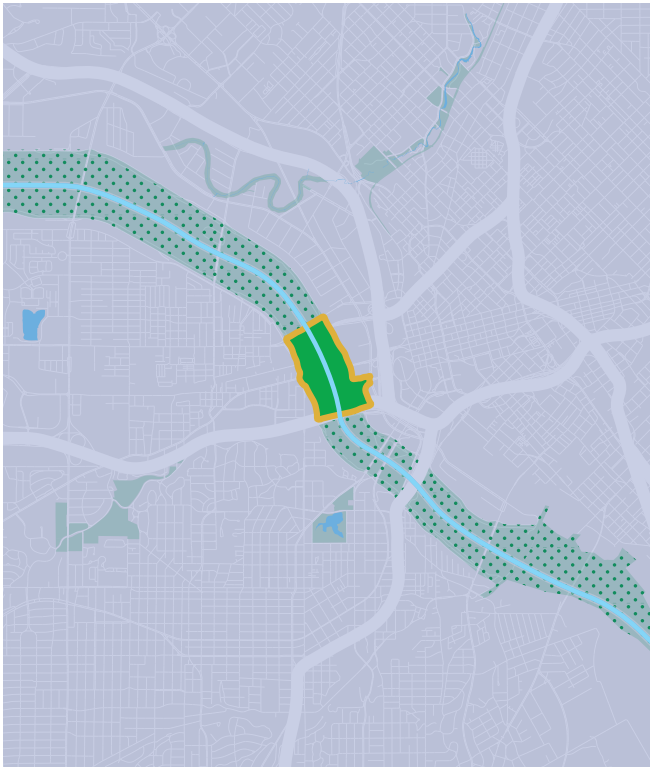
Current TxDOT proposals for Lowest Stemmons, I-30, and the I-35 Southern Gateway create burdens for economic development. Widening freeway footprints will use up land that could otherwise be used for dense urban development. The proposals for Lowest Stemmons and I-30 do not include opportunities for deck parks and other amenities that could drive development. Although the I-35 Southern Gateway project includes an opportunity for a deck park, its success as a driver for economic development will depend on whether the freeway’s design is sensitive to park users and promotes connectivity between the park and the surrounding neighborhood.

Some Progress

⁷ Duranton, Gilles, and Matthew A. Turner. 2011. “The Fundamental Law of Road Congestion: Evidence from US Cities.” *American Economic Review*, 101 (6): 2616–52.

City of Dallas Comprehensive Housing Policy

LEAD ORGANIZATION	CITY OF DALLAS DEPARTMENT OF HOUSING AND NEIGHBORHOOD REVITALIZATION
YEAR COMPLETED	2018
YEAR ADOPTED	2018
NEIGHBORHOODS	ALL
LINK	DALLASCITYHALL.COM



COMMUNITY PRIORITIES

Community Priorities
Not Identified.

- Plan Priorities**
1. Create and maintain affordable housing throughout Dallas.
 2. Improve Fair Housing Choices.
 3. Overcome concentrated poverty.

Engagement Methodology
As part of the planning process, a series of virtual and in-person town halls were held that attracted a total of 38,690 participants. The primary purpose of these meetings was to educate the public on the complexities of housing policy rather than solicit community input.

Community Engagement Level

Medium

PROGRESS TOWARD COMMUNITY PRIORITIES

Recently Adopted

PLAN RECOMMENDATIONS

New Development
Address Dallas’ current housing shortage of roughly 20,000 units. Incentivize the development of affordable homeowner and rental development. Offer loans to rehabilitate or construct affordable housing. Create a housing trust fund to support the production of affordable housing. Use TIFs and comprehensive planning to encourage new affordable housing development.

Preservation of Existing Housing Stock
Offer loans to homeowners improving or rehabilitating their homes; charge interest relative to ability to pay. Offer low-interest loans to landlords to bring residential properties into code compliance in exchange for maintaining affordability. Create Neighborhood Empowerment Zones that waive city fees for developers building or preserving affordable housing. Use voluntary inclusive zoning. Allow accessory dwelling units.

Direct Assistance
Create a Dallas homebuyer assistance program. Run a voucher sub-lease program.

PROGRESS TOWARDS PLAN RECOMMENDATIONS

New Development
Although many units of housing are being developed across the city, the rate of new affordable housing production is lower than the target rate identified in the plan. The affordable housing supply is still not increasing at the rate necessary to address the growing shortage. City Council passed a resolution allowing accessory dwelling units in certain circumstances in June 2018.

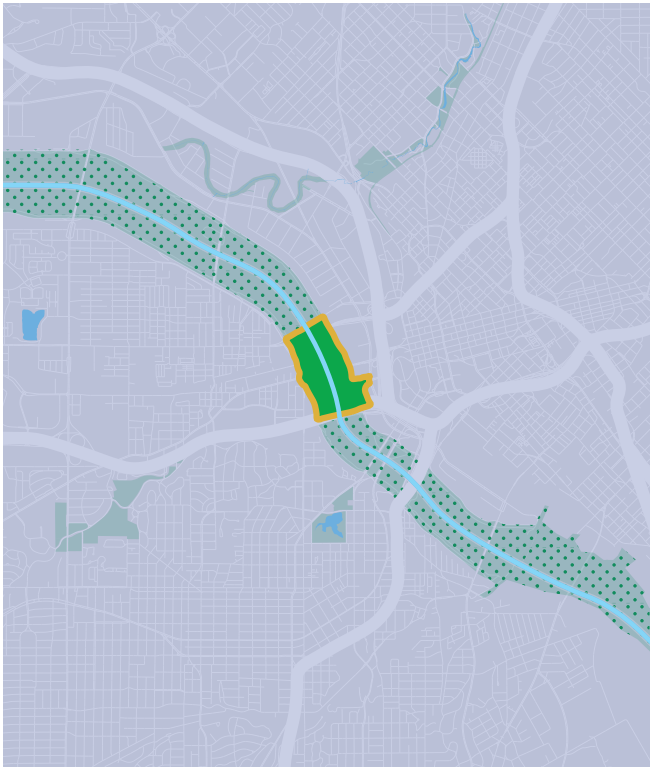
Preservation of Existing Housing Stock
The policies outlined for preserving existing affordable housing are partially funded, but the City is encountering difficulties deploying the funds.

Direct Assistance
The policies for direct assistance outlined in the plan are not yet funded.

Recently Adopted

Dallas Cultural Plan

LEAD ORGANIZATION	CITY OF DALLAS OFFICE OF CULTURAL AFFAIRS
YEAR COMPLETED	2018
YEAR ADOPTED	2018
NEIGHBORHOODS	ALL
LINK	DALLASCULTURALPLAN.COM



COMMUNITY PRIORITIES

Community Priorities

1. Focus on artists rather than buildings.
2. Distribute resources across the city evenly.
3. Broaden definitions of art and culture.
4. Help artists, audiences, and neighborhoods overcome historic racial boundaries.

Engagement Methodology

The Office of Cultural Affairs and its consultants conducted a six-month citywide community engagement campaign. This included large town hall-style meetings, smaller neighborhood conversations, and sophisticated digital surveys. The engagement methods were designed to be as accessible as possible and included events across the city, as well as ways to participate from home. Nearly 9,000 community members participated in the planning process.

Community Engagement Level

High

PROGRESS TOWARDS COMMUNITY PRIORITIES

Recently Adopted

PLAN RECOMMENDATIONS

Equity

Improve equity citywide through expanded and adapted programmatic offerings. Establish targets to improve equity in new cultural policy moving forward.

Diversity

Create and support existing cultural programming that highlights Dallas’ diversity. Provide resources to support diversity at staff and audience levels. Expand the diversity of art and artists considered for grants.

Space

Expand access to affordable spaces for creative and cultural activity. Use City resources to provide affordable spaces for historically marginalized groups. Support private groups that foster art in public spaces.

Support for Artists

Acknowledge the value of the arts in creating a thriving Dallas. Make it easier to apply for arts funding from the city. Improve affordability and quality of life for artists through policy initiatives. Partner with artists to address gentrification. Maintain the cultural integrity of neighborhoods.

Sustainable Arts Ecosystem

Use partnerships to increase the funding available to arts and culture. Create a plan to sustainably finance maintenance on city-owned facilities.

Communication

Better communicate the value of arts to the public. Present Dallas as a global cultural destination. Share the stories of the arts and culture in Dallas.

PROGRESS TOWARDS PLAN RECOMMENDATIONS

All Recommendations

In November 2018, Dallas City Council adopted a cultural policy that reflects the recommendations of the Dallas Cultural Plan. This policy focuses on the equitable distribution of cultural funding and on supporting artists and arts organizations.

Recently Adopted

Dallas Parks and Recreation Comprehensive Plan

LEAD ORGANIZATION

CITY OF DALLAS DEPARTMENT OF PARKS AND RECREATION

YEAR COMPLETED

2016

YEAR ADOPTED

2016

NEIGHBORHOODS

ALL

LINK

DALLASPARKS.ORG

COMMUNITY PRIORITIES

Community Priorities

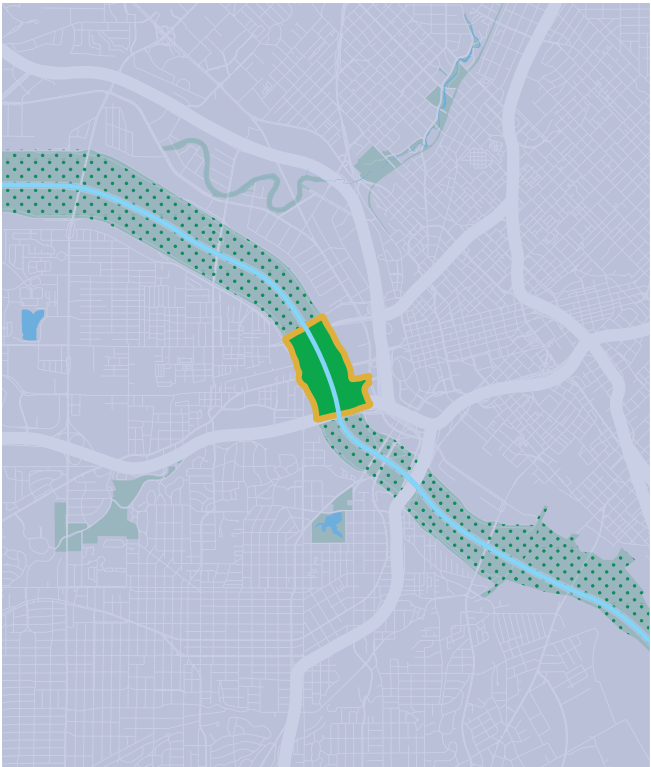
1. Improve maintenance of existing parks.
2. Renovate existing recreation centers.
3. Make parks easier to walk and bike to.

Engagement Methodology

Community engagement included two series of public meetings, online forums, stakeholder engagements, and a public survey. 1,163 people responded to the survey and 45 people participated in the online forums, but numbers for in-person workshops and stakeholder meetings are not publicly available. Community engagement was used mainly to gauge satisfaction with the existing parks and recreation system. Synthesis of community input into clear community priorities was limited.

Community Engagement Level

Medium



PROGRESS TOWARDS COMMUNITY PRIORITIES

Improve Maintenance of Existing Parks

The 2017 bond program includes over \$261 million in funding for parks, much of which will be used to repair existing facilities.

Renovate Existing Recreation Centers

The 2017 bond program includes over \$261 million in funding for parks, much of which will be used to repair existing facilities.

Make Parks Easier to Walk and Bike To

New trails funded by the 2017 Bond, including the Loop and the Northhaven Trail, will make it easier to walk and bike to parks. Other projects will improve sidewalks and ADA access to parks, making them more accessible.

High Progress

PLAN RECOMMENDATIONS

New Parks and Trails

Ensure adequate parkland to accommodate future growth. Continue to implement the “Trail Circuit” to create a more connected and active community. Collaborate on the realization of the vision for the Trinity River Corridor as Dallas’ premier open space.

Improved Programming

Use recreation center resources to meet specific neighborhood needs. Promote interpretation and education of the historic, cultural, and natural resources in parks. Emphasize design excellence and sustainability in parks and facilities.

Fiscal Sustainability

Create a more financially sustainable park system. Build and strengthen partnerships to create a more sustainable park system. Promote the synergy between parks and economic development to enhance the recreational experience.

PROGRESS TOWARDS PLAN RECOMMENDATIONS

New Parks and Trails

The 2017 Bond packages includes \$261 million for investment in the parks system, including building or extending trails. In 2018, Dallas City Council passed a park dedication ordinance requiring new developments to set aside land or fee money for public parks. The Circuit Trail Conservancy has secured partial funding to build a 50-mile trail loop around Dallas connecting several existing trails and adding miles of new trails.

Improved Programming

2017 bond money will create facilities offering new kinds of programming across the parks and recreation system, including new aquatic centers, sports facilities, and design/cultural improvements.

Fiscal Sustainability

The Dallas Parks Department has successfully promoted the idea that parks are a worthwhile investment for public and private funding. The Parks Department has built partnerships with private philanthropy and some new projects will have matching private funding.

High Progress

Downtown Dallas 360 Plan

LEAD ORGANIZATION
YEAR COMPLETED
YEAR ADOPTED
NEIGHBORHOOD
LINK

DOWNTOWN DALLAS INC.
2017
2017
GREATER DOWNTOWN
DOWNTOWNDALLAS360.COM

COMMUNITY PRIORITIES

Community Priorities

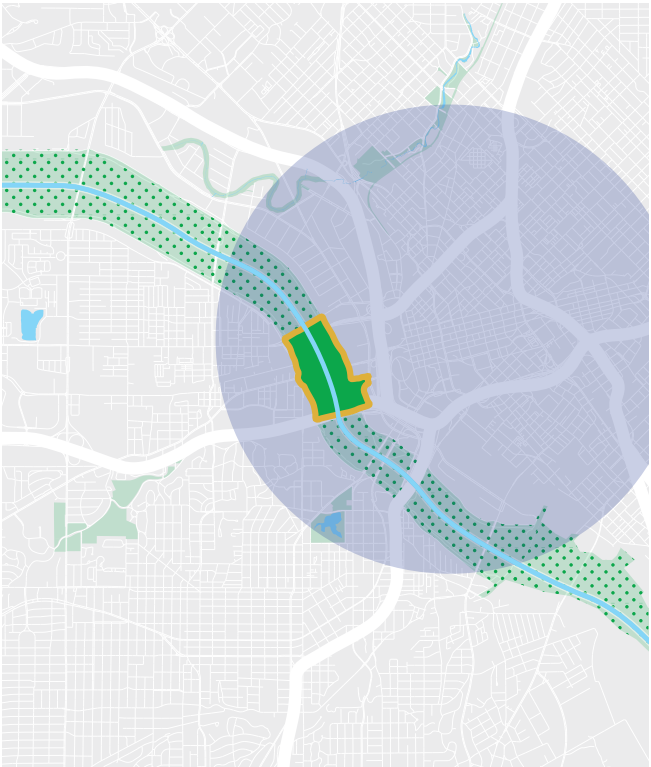
1. Promote diverse housing options.
2. Create a network of parks.
3. Make streets and neighborhoods more vibrant.
4. Improve connections between neighborhoods and across the Trinity River.

Engagement Methodology

This plan is an update to the original DD360 plan adopted in 2011. DDI partnered with 40 organizations to inform the update and hosted over 150 stakeholder meetings. A series of public workshops and surveys led to a total of 1,500 touchpoints with stakeholders and members of the public. Community engagement was done at individual neighborhood scale and for downtown more broadly. Community priorities were clearly identified and guided the plan’s recommendations.

Community Engagement Level

High



PROGRESS TOWARDS COMMUNITY PRIORITIES

Affordable Housing

While several new affordable housing developments are being built downtown, there are still not enough to meet community demand.

Parks

Four new parks are slated to be built in downtown over the next five years. Klyde Warren Park is expected to expand. Harold Simmons Park will add 200 acres of park space walking distance from downtown.

Neighborhood Vibrancy

District-level investments in the West End, East Quarter, Farmers Market, Arts District, and AT&T Discovery District aim to activate streets and bring new activity to downtown

Connectivity

DART’s D2 alignment will create three new stations in the downtown area, including a subway underneath Commerce Street. Plans are underway for a high speed rail station in the Cedars and a multi-modal transit station in downtown.

High Progress

PLAN RECOMMENDATIONS

Advance Urban Mobility

Comprehensively revise mobility policy for downtown. Pursue expansion of transit. Leverage freeway reconstruction. Advance pedestrian and bicycle improvements. Reform the approach to parking.

Build Complete Neighborhoods

Purposefully provide affordable and family-friendly housing. Create vibrant parks and neighborhood spaces. Foster a diverse mix of commercial, retail, and entertainment services. Increase educational opportunities across all age levels. Make services and amenities easily accessible.

Promote Great Placemaking

Ensure excellent urban design to enhance quality of life and economic value. Activate the public realm. Advance smart city technologies and green infrastructure.

PROGRESS TOWARDS PLAN RECOMMENDATIONS

Advance Urban Mobility

DART’s D2 alignment would create three new stations in the downtown area, including a subway underneath Commerce Street. The anticipated High Speed Rail Station would connect downtown to the Cedars. City of Dallas is currently considering building a multi-modal transit hub near the high speed rail station. TxDOT has recently proposed widening IH30 in downtown. The City of Dallas is challenging this proposal with the support of DDI and the Downtown 360 plan. Instead, they propose narrowing I-30 to remove barriers to walkable, transit-oriented development. However, no similar challenge exists to TxDOT’s Lowest Stemmons Plan, which will further separate downtown from the Design District and neighborhoods west of the Trinity River.

Build Complete Neighborhoods

New parks and large-scale developments continue to bring new experiences and services to downtown. Although many new units of housing are being built, few of them are affordable. New schools are opening within downtown, including CityLab High School and the soon-to-open UNT Law School.

Promote Great Placemaking

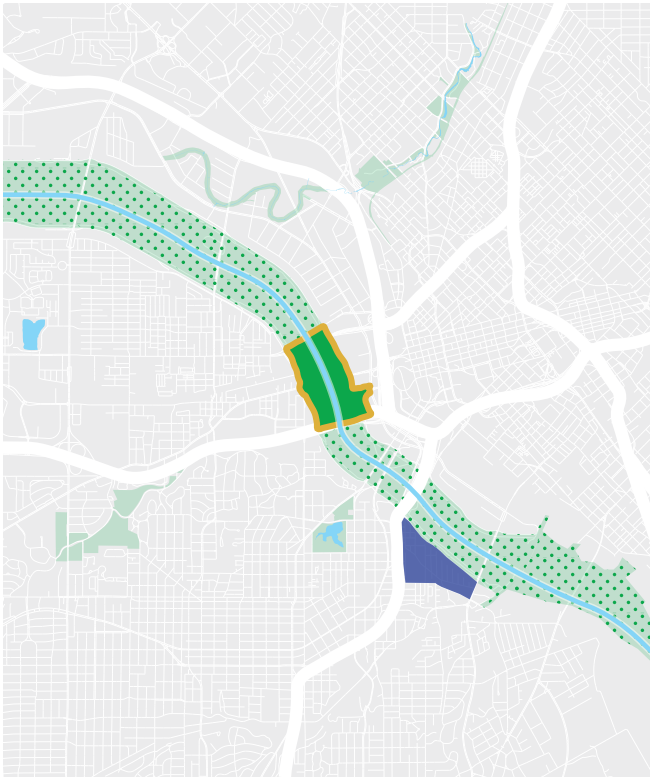
Four new parks and funded or under construction in downtown: Pacific Plaza, West End Square, Carpenter Park, and Harwood Park. Large private investments in the East Quarter, AT&T Discovery District, and West End are intended to revitalize entire districts of downtown. Harold Simmons Park will add 200 acres of park space walking distance from downtown.

High Progress

The Bottom Urban Structure and Guidelines

LEAD ORGANIZATION
YEAR COMPLETED
YEAR ADOPTED
NEIGHBORHOOD
LINK

DALLAS CITYDESIGN STUDIO
2015
2015
THE BOTTOM
DALLASCITYHALL.COM



COMMUNITY PRIORITIES

Community Priorities
Same as plan recommendations.

Engagement Methodology
CityDesign Studio organized a series of work sessions with neighborhood residents, business owners, and technical experts to define a shared neighborhood vision. The Plan then detailed how this vision can be implemented. Community engagement guided every recommendation in the plan.

Community Engagement Level

High

PROGRESS TOWARDS COMMUNITY PRIORITIES

Low Progress

PLAN RECOMMENDATIONS

- Neighborhood Vision**
Instead of broad policy guidelines, this plan used community engagement to establish a shared neighborhood vision. It then goes into specific detail on the urban design interventions needed to realize the vision.
- Create vehicular and pedestrian connections linking existing streets.
 - Preserve and enhance existing single-family neighborhood.
 - Develop quality market and affordable infill single-family housing.
 - Introduce diverse housing choices west of Denley Drive, including townhome, live-work, and multi-family increasing density toward IH35.
 - Mixed-use development along 8th Street from I-35 to Brackins Village and along I-35 from 8th to the Trinity River.
 - Enhance existing and add new pedestrian infrastructure and amenities.
 - Make 8th Street a great street.
 - Convert existing open area along 8th Street at Townview into a community plaza.
 - Develop access paths into the river and invest in public space, such as an amphitheater and major entry features.

PROGRESS TOWARDS NEIGHBORHOOD VISION

Neighborhood Vision
The Bottom has not seen the level of development and vibrancy imagined in the neighborhood vision. Nevertheless, the neighborhood maintains strong organizational capacity and is prepared for new development. In the next year, the U.S. Department of Housing and Urban Development will likely fund new streets and sewer lines in the neighborhood. Next year, the City will hold a hearing on rezoning that will make it easier to build new development in the neighborhood.

Low Progress

West Dallas Urban Structure and Guidelines

LEAD ORGANIZATION

YEAR COMPLETED

YEAR ADOPTED

NEIGHBORHOODS

LINK

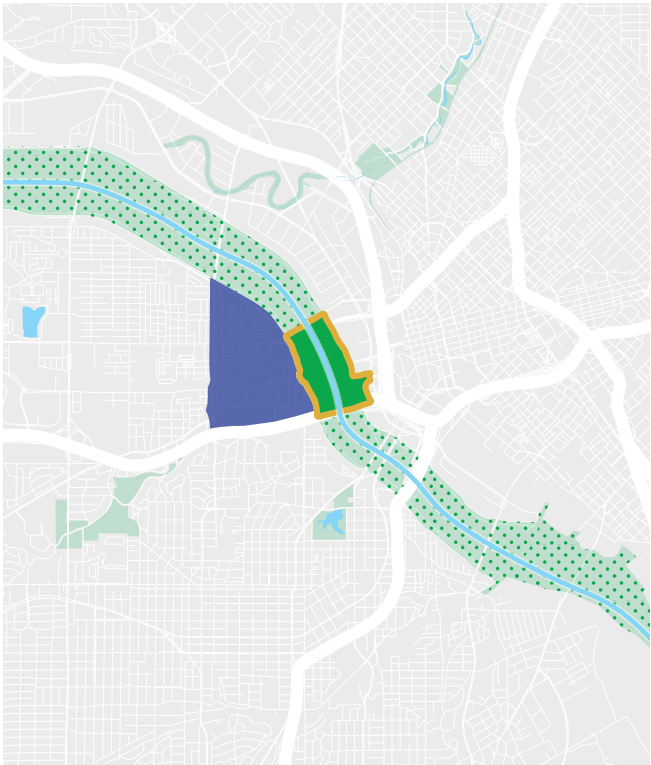
DALLAS CITYDESIGN STUDIO

2011

2011

WEST DALLAS

DALLASCITYHALL.COM



COMMUNITY PRIORITIES

Community Priorities
Same as plan recommendations.

Engagement Methodology
CityDesign Studio organized a series of work sessions with neighborhood residents, business owners, and technical experts to define a shared neighborhood vision. The rest of the plan details how this vision can be implemented. Community engagement guides every recommendation in the plan.

Community Engagement Level

High

PROGRESS TOWARDS COMMUNITY PRIORITIES

Some Progress

PLAN RECOMMENDATIONS

Neighborhood Vision
Instead of broad policy guidelines, this plan used community engagement to establish a shared neighborhood vision. It then goes into specific detail on the urban design interventions needed to realize the vision.

- Preserve, enhance, conserve the La Bajada community in its entirety.
- Re-create Singleton Boulevard and Commerce Street as handsome “parkway” streets entering the inner city.
- Create a new neighborhood spine street of retail and services with high-density mixed-use clustered along it connecting Singleton and West Commerce streets.
- Step-down in density from the new neighborhood spine east, west and toward La Bajada.
- Development of three to four active mixed-use nodes at major intersections.
- Allow for incremental rehabilitation and infill redevelopment of properties east, west, and south of new neighborhood spine as demand emerges.
- Create a high-density, residentially focused neighborhood along the levee with connections into the Trinity Park.

PROGRESS TOWARDS NEIGHBORHOOD VISION

Neighborhood Vision
West Dallas is moving towards the intensity of development imagined in the neighborhood vision. As a result of this plan’s recommendations, La Bajada residents organized and advocated for the successful establishment of a neighborhood stabilization overlay limiting height for new construction. However, existing residents are challenged by rising property taxes and the difficulty of finding higher-paying work from new development. The Three-Hole Punch, currently under construction, will add 3 new north-south streets connecting Singleton to Commerce and Fort Worth Ave and will allow for new development to be built further away from La Bajada. Zoning between Singleton and the rail easement has been changed to allow higher density building.

Some Progress