





Working in  
Neighborhoods  
Strategically

**BOOK ONE**



This report was prepared by buildingcommunityWORKSHOP, in partnership with the Dallas CityDesign Studio at the request of FSG Consultants. The report, funded by Children’s Medical Center of Dallas, will be utilized by the steering committee of the Working In Neighborhoods Strategically (WINS) initiative to facilitate and promote an informed dialogue around planning and policy in the South Dallas/Fair Park region of Dallas, Texas, and to coordinate ongoing policy efforts towards pursuit of collective impact.

# contents

## **02 Introduction**

## **05 Study Area**

## **08 Synthesis**

## **14 Key Themes**

- 18 *Community*
- 19 *Cultural Assets*
- 20 *Economic Development*
- 21 *Education*
- 22 *Infrastructure*
- 23 *Land Use*
- 25 *Natural Resources*
- 26 *Public Health*

## **28 High Priority Document Summaries**

- 29 *forwardDallas! (2006, revised 2013)*
- 32 *Community Impact Report: Invest, Stabilize, Grow (2013)*
- 34 *DCHHS Horizons: Community Needs Assessment (2013)*
- 36 *From Blight to Light: Assessing Blight in the City of Dallas: Final Report (2013)*
- 37 *Grow South: One Year Progress Report (2013)*
- 48 *Hatcher Street Station Area Plan (2013)*
- 43 *Imagine 2020: A Strategic Feeder Pattern Initiative (2013)*
- 44 *LINC Dallas: June 2, 2013 Charrette Notes (2013)*
- 49 *Methodist Dallas Medical Center Community Needs Assessment & Implementation Plan (2013)*
- 52 *MLK, Jr. Station Area Plan (2013)*
- 57 *South Dallas Mill City Area Planning Report (2013)*
- 60 *South Dallas/Ideal/Rochester Park Community Revitalization Plan (2012)*
- 62 *South Dallas/Greater Fair Park Community Revitalization Plan (2012)*
- 64 *Mayor's Southern Task Force: Interim Report (2009)*
- 65 *South Dallas Action Plan: Dallas, TX Summary (2009)*
- 67 *Trinity River Corridor Comprehensive Land Use Plan (2005, revised 2009)*
- 70 *Frazier Courts Neighborhood Development Strategy Summary (2004)*
- 72 *Jubilee Park Neighborhood Development Strategy (2004)*
- 74 *Fair Park Comprehensive Development Plan (2003)*
- 78 *South Dallas/Fair Park Entertainment District Study: Final Report (2003)*
- 80 *St. Philip's Long Term Development Plan (2003)*
- 82 *South Dallas/Fair Park Economic Development Corridor Plan (2001)*
- 85 *Texas Instruments LEAP Program (1998)*

This report continues in **Book Two**, available digitally. **Book Two** contains complete copies of the listed High Priority Documents and an index of documents and programs identified as a result of this study.

# introduction

This report, prepared for the Working In Neighborhoods Strategically (WINS) initiative steering committee, was created to help facilitate an informed discussion around the collection of policy and planning efforts in 75210, 75215, and 75223. The study area, referred to as South Dallas/Fair Park, has a rich cultural heritage, including institutional assets such as the State Fairgrounds located at Fair Park, as well as a central location within Dallas, roughly two miles from the downtown core via car, bus, or light rail. As such, there have been many planning efforts undertaken in the area to capitalize on these assets; however, little change has occurred for residents. Despite these comparative advantages, the greater South Dallas/Fair Park region continues to struggle economically, with a large proportion of low-income, minority residents with poor access to certain vital services and employment opportunities.

Generally, shortcomings from various planning initiatives are often attributed to a lack of funding, political support, or civic engagement; however, in South Dallas/Fair Park there is another interesting challenge to overcome. This report acknowledges a lineage of over 80 years of planning and policy efforts in the South Dallas/Fair Park region of Dallas. The findings revealed that many different planning and policy studies had been done in the region, but little, if any, attention was focused towards implementing shared recommendations. Identifying the recommendations that were implemented (and for that matter, the success or failure of those recommendations) is important to note; however, time did not allow for this additional analysis for each of the high-priority plans.



**HATCHER STATION AREA PLAN**

FEBRUARY 2013

Dallas TOD  
Investing in Transit Neighborhoods

**Community Impact Report**  
*Invest, Stabilize, Grow*  
February 2013

Hickory Creek Cedar Creek Ranch Oak Cliff Gardens West Dallas Bonton

**SOUTH DALLAS/FAIR PARK ECONOMIC DEVELOPMENT CORRIDOR PLAN**

Submitted June, 2001

J-QUAD AND ASSOCIATES  
STANLAND AND ASSOCIATES

**FAIR PARK Comprehensive Executive Summary**

South Dallas/Fair Park Entertainment District Study Final Report

**IMAGINE2020**  
A STRATEGIC FEEDER PATTERN INITIATIVE

City of Dallas  
**South Dallas/ Greater Fair Park Community Revitalization Plan**

Adopted by the Dallas City Council  
Date 2002

NIP  
City of Dallas  
Neighborhood Investment Program

**MARTIN LUTHER KING, JR. STATION AREA PLAN**

FEBRUARY 2013

Dallas TOD  
Investing in Transit Neighborhoods

City of Dallas  
October 2003

forwardDallas!  
COMPREHENSIVE PLAN  
VISION

**HORIZONS**  
THE DALLAS COUNTY COMMUNITY HEALTH NEEDS ASSESSMENT

**Mayor's SOUTHERN Dallas Task Force**

Interim Team Report

Jubilee Park Neighborhood Development Strategy

Antonia Park and Community Center Corporation  
Date: 2006  
Prepared by:  
Antonia Di Martino + Associates, Inc.  
Bryan Westerman

**SOUTH DALLAS ACTION PLAN**  
DALLAS, TEXAS  
Summary

**CITY OF DALLAS**  
Trinity River Corridor  
COMPREHENSIVE LAND USE PLAN

Final Report

HNTB HNTB Corporation  
Economics Research Associates  
Good Fulton & Farrell  
J-QUAD Associates  
Michael Buckley, AIA  
Jonathan Bennett, AIA

Date Adopted: 9 March 2005  
Revised: December 9, 2009

**Methodist**  
DALLAS MEDICAL CENTER

Community Health Needs Assessment  
September, 2013

**GrowSouth Community Indicators**

**One Year Progress Report**  
April 2013

Leveraging and Improving Neighborhood Connections

**LINCing DALLAS**  
june 2nd charrette notes

**DRAFT**  
6.29.2012

FROM BLIGHT TO LIGHT

ASSESSING BLIGHT IN THE CITY OF DALLAS  
FINAL REPORT  
07/12/2013

Praveen Maghelal, Ph.D.  
Simon A. Andrew, Ph.D.  
Sudha Arrikatti, Ph.D.  
Hee Soung Jang, Ph.D.

Department of Public Administration  
University of North Texas

Transforming Neighborhoods  
...together

**South Dallas Mill City Area**  
PLANNING REPORT  
APRIL 2013

Dallas Area  
Habitat for Humanity  
MES



# Methodology

The research methodology was composed of three phases: discovery, analysis, and synthesis. Documents and programs were collected and their information catalogued in the discovery phase. The analysis phase prioritized the documents collected based on criteria developed by the project team. After prioritization, 23 high-priority documents and plans were analyzed, extracting details and recommendations. The synthesis phase organized and standardized the themes and trends identified.

## **Discovery Phase - 2 weeks**

The discovery phase involved in-depth research of online, public library, and City archives in addition to community outreach to local organizations and institutions, and City and County government departments working in the study area. Documents discovered span from 1934 to present day.

In addition to researching planning and policy documents targeted within the study area, the research team felt it was important to acknowledge and highlight the extensive work of local organizations and institutions that provide social services and programming within the study area. The team began by reviewing the list of steering committee members provided by FSG Consultants and conducting targeted outreach to a handful of members to gather a context for the existing service provider network. We were also provided with committee findings from the Partners in Progress Initiative which identified organizations, who were doing “good work” in the study area, to follow up with individually. Through direct outreach to these organizations, our list continued to grow until we reached over 120 total organizations, with just over two-thirds of the organizations physically residing in the study area. While we recognize that the list is not comprehensive, we hope that this resource helps to identify service providers that previously may not have been as well known. For example, we acknowledge that many churches in the area are doing great work and are strong community assets; however, time did not allow us to locate and contact every church in the study area. We hope that this list will be utilized and expanded upon by readers.

## **Analysis Phase - 2 weeks**

Criteria for document prioritization:

- The document has been adopted by the City of Dallas;
- The document has been completed in the last 15 years; and
- The document is specific to / focused within the study area.

Further qualitative analysis was completed on the documents determined to be high priority. Analysis focused on: Document Information; Methodology; Supporting studies; Themes; and Recommendations.

## **Synthesis Phase - 2 weeks**

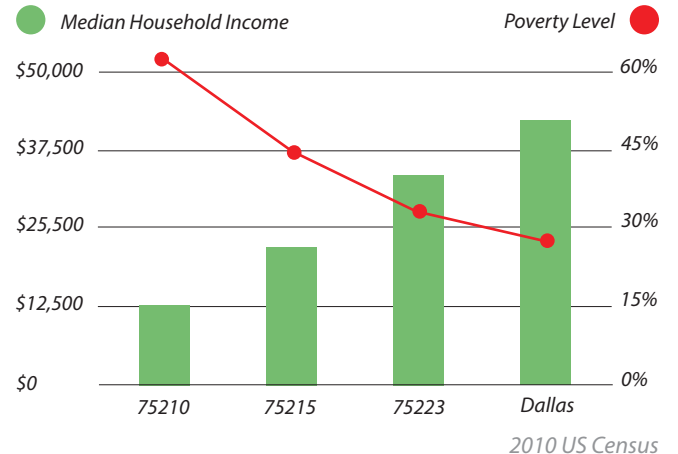
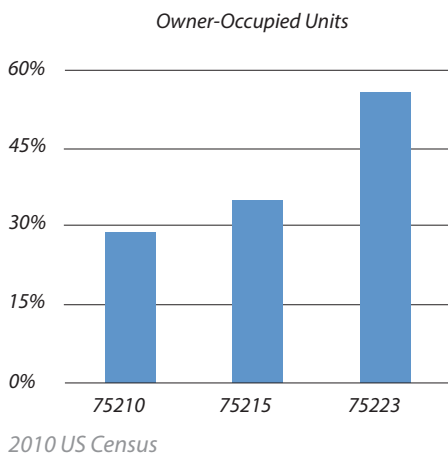
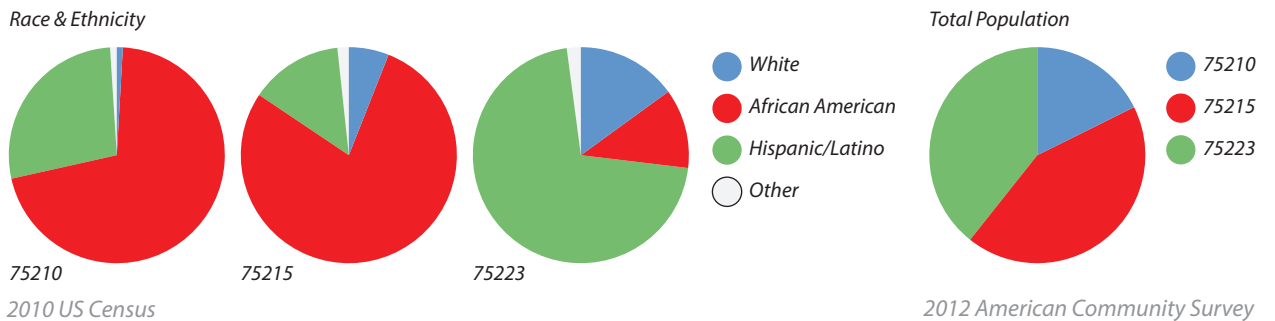
Keywords were extracted from each of the high-priority documents and were standardized, resulting in a list of key themes. Document conclusions and recommendations were organized and summarized by these key themes to determine common trends and discrepancies between documents as well as synergies between planning efforts, studies, and active programs in the study area. This report contains the conclusions of that process.

# Study Area

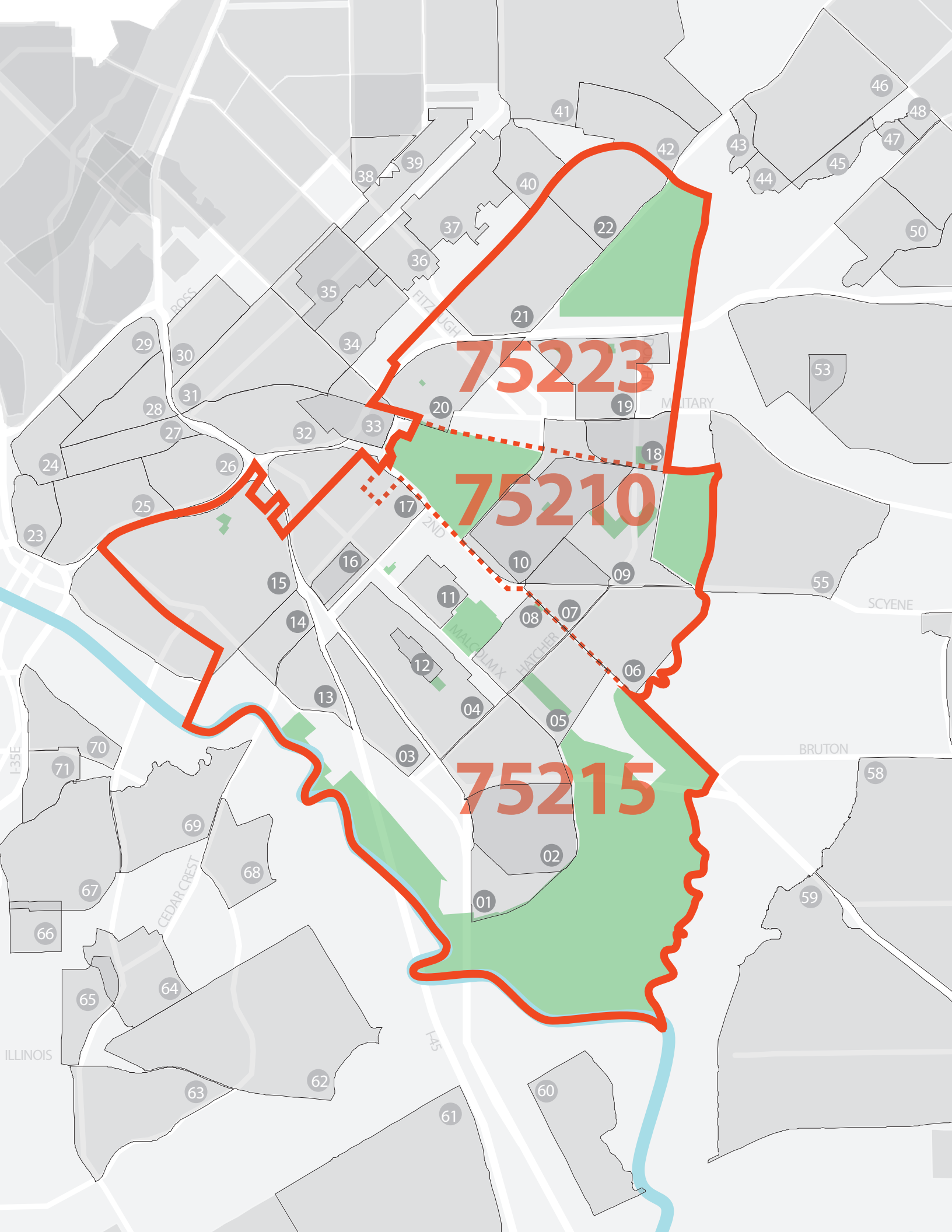
For the purposes of this study, the South Dallas/Fair Park area is geographically defined by the zip codes 75210, 75215, and 75223. It is bounded to the northwest by I-30, to the north by Grand Avenue and Gaston Avenue, to the East by a rail line and White Rock Creek, and to the southwest by the Trinity River.

The study area encompasses a total of 8,819 acres, with an overall population density of 3,517 people per sq mi (2010 US Census). Roughly 20% of all homes in the 75215 and 75210 zip codes are currently vacant. That percentage drops to 11% in 75223. 75223 is majority owner-occupied (56%), while 75215 and 75210 are majority renter-occupied (65% and 71%, respectively).

Neighborhoods located within the study area include: Bonton, Ideal, Colonial Hill, Exline/Charles Rice, Rose Garden, Dixon Circle/Sunny Acres, Bertrand, RUFCA, Frazier, Mill City, Wheatley Place, Queen City, Forest Heights/St. Philip's, Edgewood Place, Cedars, Park Row/South Boulevard, Jeffries-Meyers, Dolphin Heights, Owenwood, Jubilee Park, Mount Auburn, and Hollywood/Santa Monica.





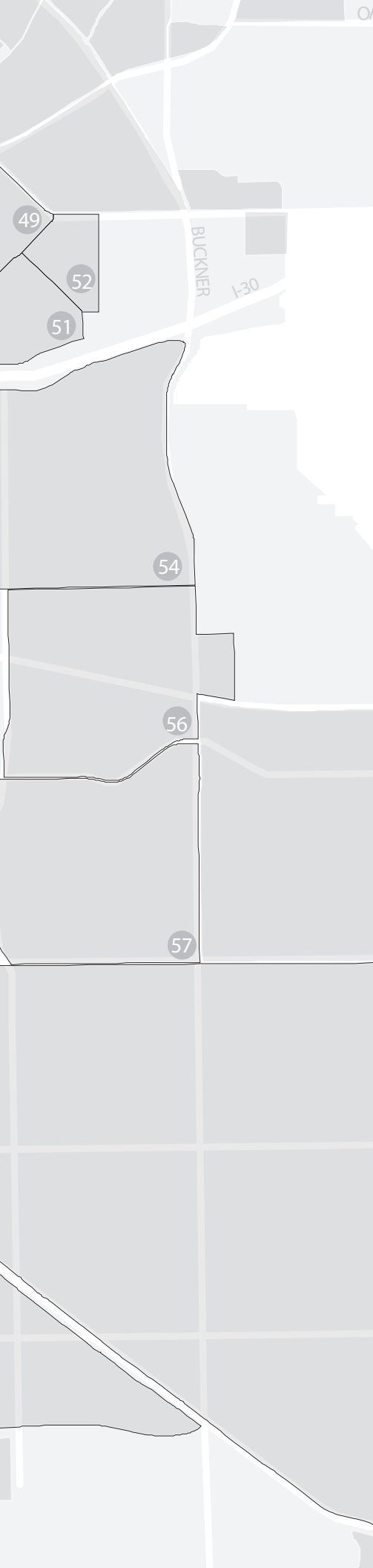


75223

75210




75215

# Neighborhoods



- 01 Bonton
- 02 Ideal
- 03 Colonial Hill
- 04 Exline / Charles Rice
- 05 Rose Garden
- 06 Dixon Circle / Sunny Acres
- 07 Bertrand
- 08 RUFKO
- 09 Frazier
- 10 Mill City
- 11 Wheatley Place
- 12 Queen City
- 13 Forest Heights
- 14 Edgewood Place
- 15 Cedars
- 16 Park Row / South Boulevard
- 17 Jeffries-Meyers
- 18 Dolphin Heights
- 19 Owenwood
- 20 Jubilee Park
- 21 Mount Auburn
- 22 Hollywood / Santa Monica
- 23 24 Reunion / Union Station
- 24 25 West End Historic District
- 25 26 Civic Center District
- 26 27 Farmers Market District
- 27 28 Main Street District
- 28 29 Commercial Center
- 29 Dallas Arts District
- 30 Bryan Place
- 31 Baylor / Meadows
- 32 Deep Ellum
- 33 Exposition Park
- 34 Mill Creek
- 35 Peak's Suburban Addition
- 36 Munger Place
- 37 Junius Heights
- 38 East Garrett Park
- 39 Swiss Avenue Historic District
- 40 Abrams-Brookside
- 41 Lakewood
- 42 Lakewood Hills
- 43 Highland on the Creek
- 44 Enclave at White Rock
- 45 Forest Meade
- 46 Forest Hills
- 47 Forest Oaks
- 48 Enclave at Ash Creek
- 49 Hillridge
- 50 White Rock Village
- 51 Claremont Addition
- 52 Lakeland Hills
- 53 Buckner Terrace
- 54 Enclave at Grove Hill
- 55 Parkdale
- 56 Urbandale
- 57 Piedmont / Scyene
- 58 Pleasant Grove
- 59 Pemberton Hill
- 60 Joppa
- 61 Fruitdale
- 62 Cedar Crest Country Club Estates
- 63 Cedar Crest Village
- 64 Cedar Crest
- 65 Trinity Heights (Brentwood)
- 66 Cedar Haven
- 67 The Heights
- 68 Cadillac Heights
- 69 Skyline Heights
- 70 The Bottom
- 71 Tenth Street



-  study area boundary
-  zip code boundary
-  neighborhood boundary

# Synthesis

167 planning and policy documents that address the study area were identified in the discovery phase. Given the breadth of the findings, three criteria were applied to narrow the scope of analysis, leading to a top 50 list of documents requiring additional review and further prioritization. This list was then narrowed further, and 23 documents were given a high-priority status. These 23 documents were chosen based on their overall recency, specificity to the study area, and level of influence on current and on-going planning efforts in the study area. Consideration was also given to the type of recommendations proposed, ensuring a comprehensive representation of themes and geographies.

## Documents

The documents gathered range from as early as 1934 (a formal recommendation for approval of Centennial Park bond funds) to current and on-going efforts in spring of 2014 such as the Partners in Progress Initiative through Frazier Revitalization, Inc. The documents gathered span a broad range of topics from health studies/assessments to neighborhood plans, education studies and reports to economic and workforce studies, and traditional planning/policy documents such as physical planning, land use, and zoning documents to environmental impact assessments.

Due to the large number of documents gathered during the discovery phase, the documents were ultimately prioritized into tiers based on their overall relevance and influence as they relate to ongoing policy efforts in the area. As a result, the top 23 documents have been highlighted in both Books One and Two, while a comprehensive index of all documents gathered is located exclusively in Book Two. The 23 high-priority documents cast a comprehensive perspective of the guiding policies in place for a number of important physical and social factors in the community.

**167** Documents were found, including Education Studies & Reports, Health Studies & Assessments, Neighborhood Studies & Assessments, and Policy & Physical Planning Documents.

**3** Criteria to be considered high-priority documents: The document was completed since 1998; The document has been adopted by the City of Dallas; and The document's is of specific to/within the study area.

**23** Documents fit the specified criteria, and were designated high-priority documents covering a comprehensive range of themes and issues.



# 120

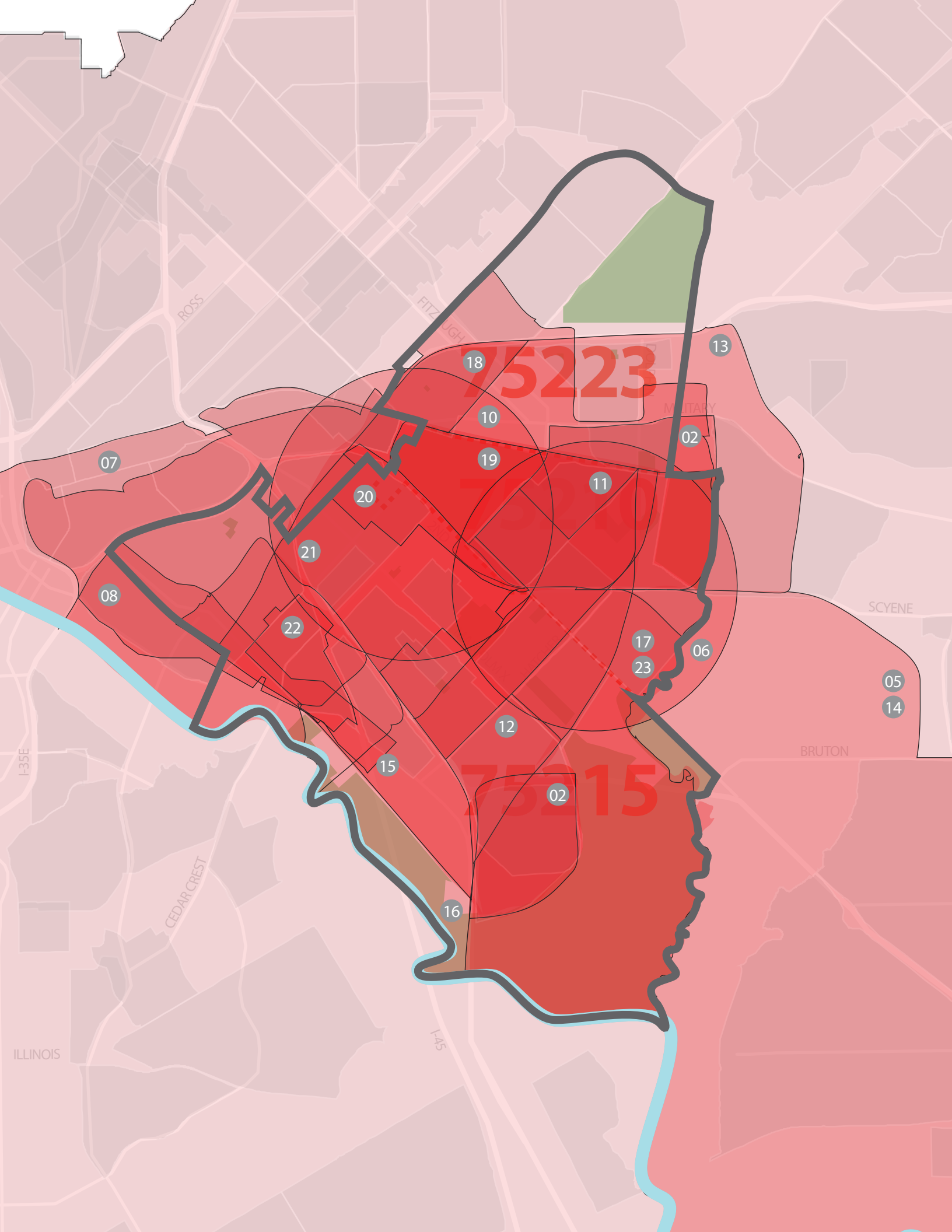
Programs & Institutions were identified as providing services and being active within the South Dallas/Fair Park study area.

# 82

Programs & Institutions are located within the study area, itself.

### **Programs**

In addition to researching and collecting documents, over 120 organizations and institutions were identified as a primary programming/service providers within the study area through extensive outreach. Of these organizations, 82 are physically located inside of the study area. There is a wide array of services and programming provided, ranging from faith-based services to afterschool programming to health and wellness services and various vital social services. What is interesting to note is the high concentration of certain programs, such as afterschool programs, and the relative absence of others, such as health and wellness services as they relate to the study area. It is the reaserch team's intention that these gaps in coverage are made evident and can be incorporated into the prioritization of implementation items in the future.

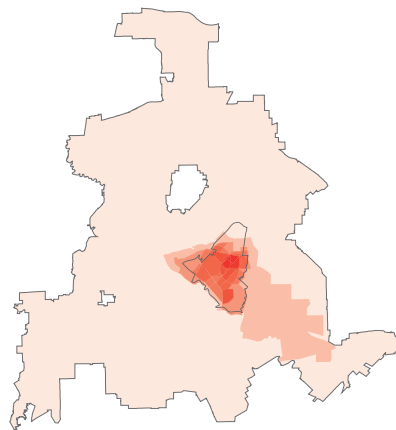



# Documents

The 23 documents included in this report were geographically represented according to each plan's specific focus area, creating a heat map of plan coverage. According to our research, the two most studied areas within the focus area are Mill City/Frazier to the north and Bonton to the south.

- 01 *forwardDallas! (2006, revised 2013)*
- 02 *Community Impact Report: Invest, Stabilize, Grow (2013)*
- 03 *DCHHS Horizons: Community Needs Assessment (2013)*
- 04 *From Blight to Light: Assessing Blight in the City of Dallas: Final Report (2013)*
- 05 *Grow South: One Year Progress Report (2013)*
- 06 *Hatcher Street Station Area Plan (2013)*
- 07 *Imagine 2020: A Strategic Feeder Pattern Initiative (2013)*
- 08 *LINC Dallas: June 2, 2013 Charrette Notes (2013)*
- 09 *Methodist Dallas Medical Center Community Needs Assessment (2013)*
- 10 *MLK, Jr. Station Area Plan (2013)*
- 11 *South Dallas Mill City Area Planning Report (2013)*
- 12 *South Dallas/Ideal/Rochester Park Community Revitalization Plan (2012)*
- 13 *South Dallas/Greater Fair Park Community Revitalization Plan (2012)*
- 14 *Mayor's Southern Task Force: Interim Report (2009)*
- 15 *South Dallas Action Plan: Dallas, TX (2009)*
- 16 *Trinity River Corridor Comprehensive Land Use Plan (2005, revised 2009)*
- 17 *Frazier Courts Neighborhood Development Strategy Summary (2004)*
- 18 *Jubilee Park Neighborhood Development Strategy (2004)*
- 19 *Fair Park Comprehensive Development Plan (2003)*
- 20 *South Dallas/Fair Park Entertainment District Study: Final Report (2003)*
- 21 *St. Philips Long Term Development Plan (2004)*
- 22 *South Dallas/Fair Park Economic Development Corridor Plan (2001)*
- 23 *Texas Instruments LEAP Program (1998)*

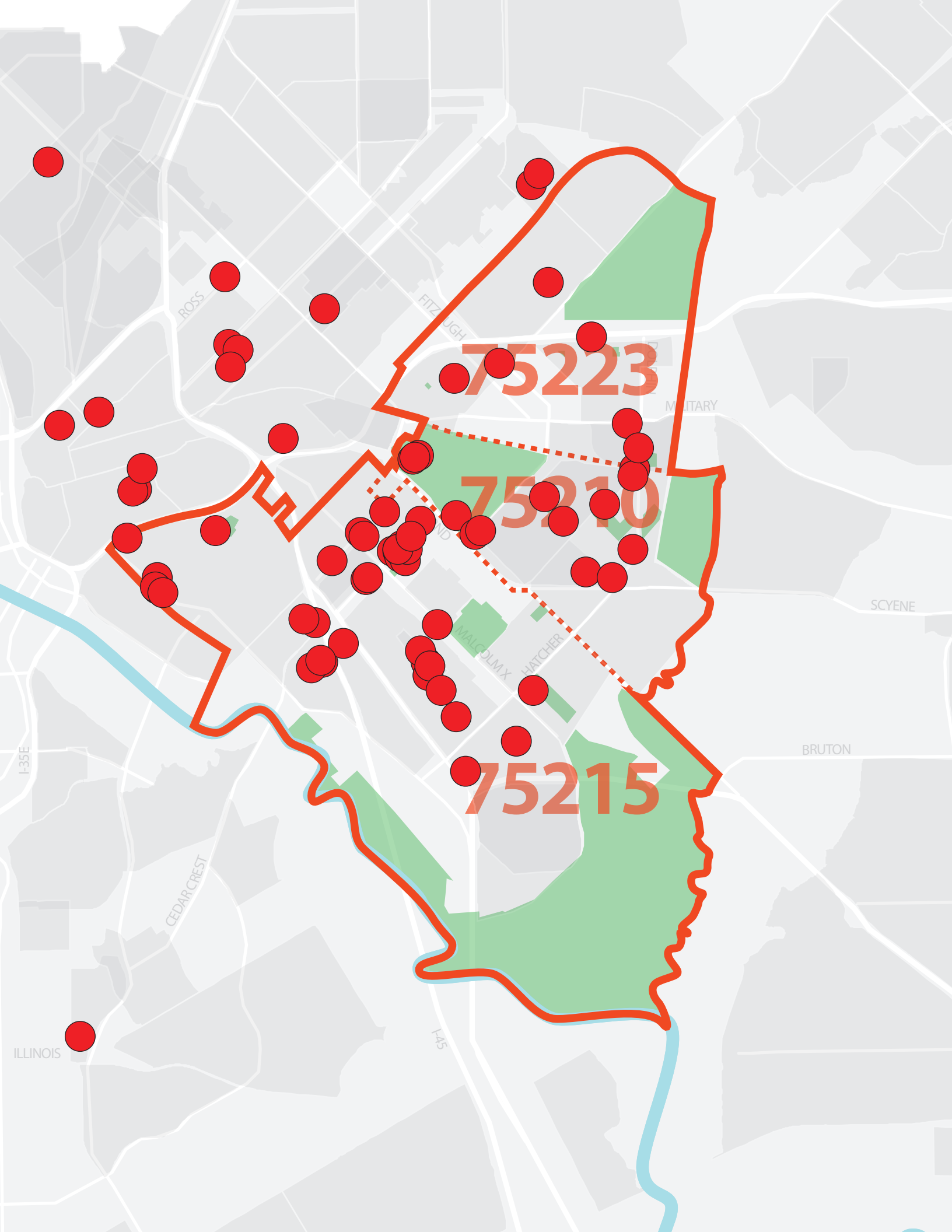
- 01
- 03
- 04
- 09



 study area boundary

 document area boundary





75223

75210

75215

ROSS

FITZUGH

MILITARY

SCYENE

BRUTON

CEDARCREST

MALCOLM X

HATCHER

I-35E

ILLINOIS

541

# Programs & Institutions

75210:  
 African American Museum  
 Bertrand Neighborhood Association  
 Diabetes Health and Wellness Institute  
 Food for Good Initiative (African American Museum)  
 Friends of Fair Park  
 ICDC  
 Irma Lerma Rangel Young Women's Leadership School  
 Mill City Community Association  
 Mill City Renaissance Fund, Inc.  
 myChildren's  
 Paul L Dunbar Learning Center  
 Praise Cathedral Ministries  
 South Dallas Cultural Center  
 Sunny Acres Community Action Association  
 Sunny South Community Garden  
 True Lee Missionary Baptist Church

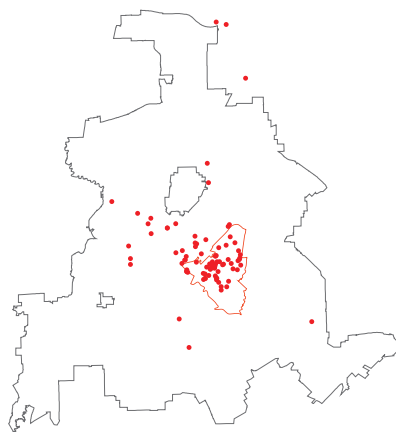
75215:  
 APAA Recovery Community Support Center  
 Big Thought  
 Billy Earl Dade Middle School  
 Cedars Neighborhood Association  
 Champions of Hope  
 Charles Rice Learning Center


Charles Rice Neighborhood Association /Exline Crime Watch  
 Clean South Dallas  
 Community Court  
 Cornerstone Baptist Church  
 Dallas Bethlehem Center  
 Dallas Black Chamber  
 Dallas County Community College District  
 Dallas LIFE Foundation  
 Dallas Police Department  
 Dallas South News  
 DISD Youth and Family Services  
 Eban Village Apartment Homes  
 Edgewood Neighborhood Association  
 Forest Heights Neighborhood Development Corporation  
 HIS Bridge Builders  
 James Madison High School  
 Joy Tabernacle AME  
 Lincoln High School  
 Miles of Freedom  
 MLK Jr Community Center: Family Clinic, Learning Center, Library, Recreation Center, Workforce Center (Workforce Solutions)  
 myChildren's  
 New Hope Baptist Church  
 Operation Relief Center

Parkland (Hatcher Village Station)  
 Rae's Hope  
 Rebuilding Together  
 Rochester Park Crime Watch  
 Rose Garden Neighborhood Association (or Rose Garden Improvement League)  
 Salem Baptist Church  
 South Dallas / Fair Park Trust Fund  
 SouthFair CDC  
 St. Phillip's School & Community Center  
 Texas State Federation of Garden Clubs  
 The Family Place  
 TR Hoover CDC  
 Vogel Alcove Childcare Center for the Homeless  
 YMCA (Park South Location)

75223:  
 Dolphin Heights Neighborhood Association  
 Food for Good Initiative (Belay)  
 Hollywood/Santa Monica Neighborhood Association  
 Jubilee Park and Community Center  
 Lumin Education  
 Mount Auburn Neighborhood Association  
 Oran M Roberts Elementary School  
 Owenwood Neighborhood Association  
 St. Luke "Community" United Methodist Church  
 United People's Neighborhood Association

Multiple Locations or No Physical Address:  
 North Texas Food Bank (and Partnering Organizations)  
 Revitalize South Dallas Coalition (RSDC)  
 Support our Public Schools



 study area boundary

 program or institution location

# key themes

Eight themes were identified to represent the vast array of recommendations gathered from the 23 documents included in this report. Each key theme is outlined below with a general definition and each theme's unique subcategories, generated from keywords and phrases contained in specific recommendations within the documents. The next page will help the reader to draw comparisons between documents by presenting a matrix demonstrating which documents address which themes. On subsequent pages, each key theme and its contributing documents are then attributed to each of the specific subcategories.

Key themes are further broken down into sub-categories in the following pages. Each is followed by a list of items that summarize the recommendations made in the 23 high-priority documents to address each theme or issue. Directly adjacent to each listed item are tags that indicate the document(s) that make each recommendation. Itemized recommendations made by each high-priority document is listed in the document summaries on page 28 of Book One.

Each document's plan coverage and key themes addressed is unique. However, when plan coverages overlap, sets of themes from each document can contradict one another's recommendations. Due to time constraints, this effort has not fully captured those contradictions. In addition, the study area's active programming and services have not been correlated to each of the key themes. At some point, completing these work items may be beneficial to the WINS initiative.



## community

neighborhood-based initiatives and resources that affect the residents' quality of life, including: "culture of clean," community-based design guidelines, community development & revitalization, quality of life matters, population stabilization and growth, community resources, community-based organizations, public space, and public safety.



## cultural assets

public amenities and elements of communities that create identity and shape external perceptions of place, including cultural facilities & institutions, cultural districts, and neighborhood gateways & identity.





## economic development

conditions and mechanisms that affect the economic well-being of the community, including local business development and support, employment and workforce development, funding and financial incentives, locally-sourced investment, housing development, and partnerships.



## land use

allowances and modifications to land use and development regulations, including architectural form and character, targeted area plans, urban blight and vacancy, historic preservation, land acquisition, mixed-use development, infill development, density, affordable housing, and regulatory guidelines and zoning.



## education

upgrades and reforms to improve learning and educational attainment, including parent engagement, school facility improvements, adult education, childcare and afterschool programming, and student learning.



## natural resources

public amenities and outdoor space designated for recreational use or managed environments and ecosystems, including access to natural ecosystems, landscape design and guidelines, Trinity Parkway, and access to parks and recreational amenities.



## infrastructure

conditions and systems of the built environment that affect the function and experiential quality of community, including general maintenance, network connectivity, pedestrian and cyclist circulation, parking and traffic, public transportation, street and streetscape improvements, and transit-oriented development.











## public health

services and resources that support the promotion of health and the prevention and treatment of disease and illness, including access to health and medical services, health and wellness education, physical health and healthy lifestyles, and health risk factors.

## Document & Theme Matrix

forwardDallas! (2006, revised 2013)
Community Impact Report: Invest, Stabilize, Grow (2013)
DCHHS Horizons: Community Needs Assessment (2013)
From Blight to Light: Assessing Blight in the City of Dallas: Final Report (2013)
Grow South: One Year Progress Report (2013)
Hatcher Street Station Area Plan (2013)
Imagine 2020: A Strategic Feeder Pattern Initiative (2013)
LINC Dallas: June 2, 2013 Charrette Notes (2013)
Methodist Dallas Medical Center Community Needs Assessment & Implementation Plan (2013)
MLK, Jr. Station Area Plan (2013)
South Dallas Mill City Area Planning Report (2013)
South Dallas/Ideal/Rochester Park Community Revitalization Plan (2012)
South Dallas/Greater Fair Park Community Revitalization Plan (2012)
Mayor's Southern Task Force: Interim Report (2009)
South Dallas Action Plan: Dallas, TX Summary (2009)
Trinity River Corridor Comprehensive Land Use Plan (2005, revised 2009)
Frazier Courts Neighborhood Development Strategy Summary (2004)
Jubilee Park Neighborhood Development Strategy (2004)
Fair Park Comprehensive Development Plan (2003)
South Dallas/Fair Park Entertainment District Study: Final Report (2003)
St. Philips Long Term Development Plan (2003)
South Dallas/Fair Park Economic Development Corridor Plan (2001)
Texas Instruments LEAP Program (1998)

	 Community	 Cultural Assets	 Economic Development	 Education	 Infrastructure	 Land Use	 Natural Resources	 Public Health
	●	●	●	●	●	●	●	
	●		●		●	●		
	●							●
	●		●			●		
	●		●	●		●		
	●	●	●		●	●	●	●
				●				
	●	●	●		●	●	●	
	●		●					●
	●	●	●		●	●	●	●
	●	●	●	●	●	●	●	
	●	●	●		●	●	●	
	●	●	●		●	●	●	
	●	●	●		●	●	●	
	●	●	●	●	●	●	●	
	●	●	●		●	●	●	
	●	●		●	●	●	●	
	●	●		●	●			
	●	●	●		●	●	●	
	●	●	●		●	●	●	
	●	●	●		●	●	●	
	●	●	●		●	●	●	
	●	●	●	●				●



# Community

## “Culture of Clean”

Community organization and business-owner sponsored community clean-ups; maintenance programs; and visual enhancements of the area. Creating a “culture of clean” to shift perceptions of the area.

08 11 22

## Community-Based Design Guidelines

Community participation in the redevelopment process, and outreach to neighborhood organizations. Establishing locally-determined standards and guidelines for character, use, and form.

01 02 08 11 12 13 20

## Community Development & Revitalization

Preservation of cultural amenities, restoration of historic landmarks, and comprehensive revitalization in partnership with community, government, business, and nonprofit stakeholders.

02 15 19

## Quality of Life Matters

Support community viability and improve quality of life through the built environment, safety, and pride of place.

01 02 06 10 11 13 14

## Population Stabilization and Growth

Address population and household decline. Understand and address health and economic disparities affecting residents of the area.

04 05 09 11 18

## Community Services

Increase access to medical and social services in the area. Support the development of neighborhood-oriented retail and commercial development.

03 06 10 12 13 15 16  
17 18 19 20 22 23

## Community-based Organizations

Organizing and energizing existing organizations, programs, plans, and efforts to achieve positive change.

01 02 15

## Public Gathering Space

Improve and create new recreational facilities, strengthen nodes and centers of public space, plazas, and park spaces.

01 06 08 10 11 12 15  
16 17 19

## Public Safety

Address areas perceived as unsafe through repairs and improvements, lighting, and other infrastructure to create safe connections and corridors through the neighborhood.

02 04 05 06 08 09 10  
11 12 13 14 01 22



# Cultural Assets

## Cultural Facilities & Institutions

Support existing local programs and institutions, adjusting regulations to meet their needs. Enhance the Fair Park campus and preserve and promote the historic character of the area.

01 06 08 10 12 14 19

## Cultural Districts

Expand and develop supporting retail and commercial development to establish the Fair Park area as a destination for visitors and improve the local economy. Spur future development in the district with an entertainment or retail anchor(s).

06 08 10 16 19 20 22

## Neighborhood Gateway & Identity

Identify “sub-districts” and areas within the plan area for consolidation and improvements. Create new “gateways” at strategic intersections and corridors to establish local identity, improve outside perceptions of the area, and signify arrival. Enhance and improve existing nodes and “gateways.”

06 10 11 13 15 16 17  
18 19 20

- 01 forwardDallas!
- 02 Community Impact Report: Invest, Stabilize, Grow
- 03 DCHHS Horizons: Community Needs Assessment
- 04 From Blight to Light: Assessing Blight in the City of Dallas
- 05 Grow South: One Year Progress Report
- 06 Hatcher Street Station Area Plan
- 07 Imagine 2020: A Strategic Feeder Pattern Initiative
- 08 LINC Dallas: June 2, 2013 Charrette Notes
- 09 Methodist Dallas Medical Center Community Needs Assessment
- 10 MLK, Jr. Station Area Plan
- 11 South Dallas Mill City Area Planning Report
- 12 South Dallas/Ideal/Rochester Park Community Revitalization Plan

- 13 South Dallas/Greater Fair Park Community Revitalization Plan
- 14 Mayor’s Southern Task Force: Interim Report
- 15 South Dallas Action Plan: Dallas, TX Summary
- 16 Trinity River Corridor Comprehensive Land Use Plan
- 17 Frazier Courts Neighborhood Development Strategy Summary
- 18 Jubilee Park Neighborhood Development Strategy
- 19 Fair Park Comprehensive Development Plan
- 20 South Dallas/Fair Park Entertainment District Study: Final Report
- 21 St. Phillips Long Term Development Plan
- 22 South Dallas/Fair Park Economic Development Corridor Plan
- 23 Texas Instruments LEAP Program





# Economic Development

## Local Business Development and Support

Support existing businesses and encourage new business in the area through funding, partnerships, and land use policy.

01 02 06 08 10 11 12  
13 15 16 19 22

## Employment and Workforce Development

Increase access to local employment opportunities through job training, business incubation, and business associations.

01 02 05 06 07 09 10  
12 14 15 23

## Funding & Financial Incentives

Generate funding for area improvements using creative tools to financial structures to attract approved uses to the area. Awareness of market trends, and leveraging of existing market audiences.

01 06 10 16 20 22

## Locally-Sourced Investment

Encourage localized spending and investment in the area through commercial development and public/private partnerships. Stimulate economic development in the area to address vacancy and safety in the area.

01 02 06 10 11 12 13  
16 19 22

## Affordable Housing Development

Encourage homeownership through creation of additional affordable housing stock and homeownership education and support programs.

01 02 04 11

## Partnerships

Revitalization and improvements supported and catalyzed by partnerships with government agencies, faith-based organizations, businesses, schools, neighborhood associations, residents, and stakeholders.

02 08 11 14 22 23



# Education

## Parent Engagement

Increase health and business partnerships with schools to support and improve area public schools, providing needed services to students and parents.

01 07 23

## School Facility Improvements

Modernize and improve school facilities with safer equipment and infrastructure.

11 17

## Adult Education

Provide professional development opportunities for teachers to increase teacher effectiveness. Provide workshops and volunteer opportunities for parents and community professionals.

07 23

## Childcare & Afterschool Programming

### Student Learning

Improve student achievement through improved quality of instruction, curriculum reform, parental engagement, and personalized teaching strategies; resulting in increased graduation rates, standardized test results, and college/career readiness.

07 11 14 23

- 01 forwardDallas!
- 02 Community Impact Report: Invest, Stabilize, Grow
- 03 DCHHS Horizons: Community Needs Assessment
- 04 From Blight to Light: Assessing Blight in the City of Dallas
- 05 Grow South: One Year Progress Report
- 06 Hatcher Street Station Area Plan
- 07 Imagine 2020: A Strategic Feeder Pattern Initiative
- 08 LINC Dallas: June 2, 2013 Charrette Notes
- 09 Methodist Dallas Medical Center Community Needs Assessment
- 10 MLK, Jr. Station Area Plan
- 11 South Dallas Mill City Area Planning Report
- 12 South Dallas/Ideal/Rochester Park Community Revitalization Plan

- 13 South Dallas/Greater Fair Park Community Revitalization Plan
- 14 Mayor's Southern Task Force: Interim Report
- 15 South Dallas Action Plan: Dallas, TX Summary
- 16 Trinity River Corridor Comprehensive Land Use Plan
- 17 Frazier Courts Neighborhood Development Strategy Summary
- 18 Jubilee Park Neighborhood Development Strategy
- 19 Fair Park Comprehensive Development Plan
- 20 South Dallas/Fair Park Entertainment District Study: Final Report
- 21 St. Philips Long Term Development Plan
- 22 South Dallas/Fair Park Economic Development Corridor Plan
- 23 Texas Instruments LEAP Program



# Infrastructure

## General Maintenance

Civic improvements in sidewalks, lighting, building facades, parking, and streets. Establish a maintenance program for vacant lots, parks and public spaces to improve the perception of the area.

- 01 02 11 12 13 18 19
- 20 22

## Network Connectivity

Safe pedestrian connections around transit centers, schools, public amenities, and natural resources in the area. Increased connectivity between neighborhoods, through both infrastructure and services.

- 01 06 08 10 11 12 13
- 15 16 19 22

## Safe Pedestrian & Cyclist Circulation

Improve the experience and accessibility of pedestrian and biking infrastructure through sidewalks, street crossings, and lighting improvements. Activation of the sidewalk around local businesses and retail by amending current street use policies and restrictions.

- 01 06 08 10 11 12 16
- 17 19 20

## Parking & Traffic

Traffic calming to emphasize walkability of the area, and using below grade and "greener" parking strategies to accommodate the needs of the Fair Park campus.

- 06 08 10 11 17 18 19
- 20 22

## Public Transportation

Create new DART stations and improve existing transit station areas with mixed-use, high-density development and streetscape improvements.

- 01 08 17 19 20

## Street & Streetscape Improvements

Improve sidewalks, lighting, paving, and plantings along key area corridors; amend current street use policy; utilize programs and grant support for facade improvements and rehabilitation projects to improve street character.

- 01 06 08 10 11 12 13
- 15 16 17 18 19 22

## Transit-Oriented Development

Mixed-use and high density development in transit station areas; transit-oriented zoning for appropriate redevelopment over time; and improved connectivity to transit stations and corridors.

- 01 06 10 13

- 01 forwardDallas!
- 02 Community Impact Report: Invest, Stabilize, Grow
- 03 DCHHS Horizons: Community Needs Assessment
- 04 From Blight to Light: Assessing Blight in the City of Dallas
- 05 Grow South: One Year Progress Report
- 06 Hatcher Street Station Area Plan
- 07 Imagine 2020: A Strategic Feeder Pattern Initiative
- 08 LINC Dallas: June 2, 2013 Charrette Notes
- 09 Methodist Dallas Medical Center Community Needs Assessment
- 10 MLK, Jr. Station Area Plan
- 11 South Dallas Mill City Area Planning Report
- 12 South Dallas/Ideal/Rochester Park Community Revitalization Plan

- 13 South Dallas/Greater Fair Park Community Revitalization Plan
- 14 Mayor's Southern Task Force: Interim Report
- 15 South Dallas Action Plan: Dallas, TX Summary
- 16 Trinity River Corridor Comprehensive Land Use Plan
- 17 Frazier Courts Neighborhood Development Strategy Summary
- 18 Jubilee Park Neighborhood Development Strategy
- 19 Fair Park Comprehensive Development Plan
- 20 South Dallas/Fair Park Entertainment District Study: Final Report
- 21 St. Phillips Long Term Development Plan
- 22 South Dallas/Fair Park Economic Development Corridor Plan
- 23 Texas Instruments LEAP Program



# Land Use

## Architectural Form & Character

Enhance the unique and historic building form to solidify and improve the identity of the area, with guidance and oversight by local residents and stakeholders.

01 06 08 10 11 12 16  
20

## Targeted Area Plans

Use localized area and community-level plans to facilitate development and improvements.

06 08 10

## Urban Blight & Vacancy

Address vacancy and neglected properties through active code compliance and enforcement, by allowing transitional uses of properties, encouraging infill development, and replacement and repair of existing housing stock.

02 04 06 08 10 11 12  
13 15 17 18

## Historic Preservation

Revitalize and preserve the historic character of the area, especially in facades, fencing, gateways, boundaries, and entrances. Reconstruction and infill development consistent with the built fabric of the area.

01 04 06 08 10 11 19

## Land Acquisition

Assist in land acquisition and assembly, target infill development on land bank lots, and demolish and redevelop nuisance properties.

02 04 05 11 12 13

## Mixed-Use Development

Seed and support the development of mixed-use, high density nodes around transit station areas; emphasize walkable form around key mixed-use corridors; create mixed-use, mixed-income housing options; and densify and augment existing commercial activity. Support commercial, retail, industrial, residential, and office development to stimulate economic development in the area using new development patterns. Establish buffer areas around proposed new infrastructure.

01 02 04 06 08 10 11  
12 13 14 15 16 17 18  
19 20 21 22

## Infill Development

Rehabilitation and maintenance of older buildings, using them as opportunities for catalytic commercial and residential development.

06 08 10 15

## Density

Consolidate and densify the residential core with infill housing and development to reduce vacancy, increase the existing market audience, and spur development that will provide needed resources, services, and amenities for the area.

08 15 17 18 22



## Land Use (continued)

### **Affordable Housing**

Provide dense, affordable, and mixed-income housing through infill development, home construction on vacant lots and repair and maintenance of existing housing stock to improve housing quality in the area.

01 02 04 06 08 10 11  
12 13 15 17 18 20

### **Regulatory Framework and Zoning**

Zoning amendments guided by area and community-level plans, and to accommodate transit-oriented development.

02 06 08 22





# Natural Resources

## Access to Natural Ecosystems

Improve local area access to natural amenities, including parks, open space, the Trinity River corridor and sumps.

01 08 15 17

## Landscape Design & Guidelines

Beautification of the public realm through small civic improvements to streetscapes and public parks. Create landscape corridors to provide safe connections in and out of/between parks and public amenities.

01 06 08 10 11 12 13  
16 19 22

## Trinity Parkway

Encourage neighborhood involvement in the continued development of the proposed Trinity Parkway, leveraging the proposed development to increase local investment in needed improvements and resources.

01 15 16

## Access to Parks and Recreational Amenities

Enhance and expand existing parks; Support the maintenance, expansion, and needs of local institutions, museums, and cultural facilities. Create and enhance connections to existing recreation areas, play-fields, playgrounds, and community centers to improve local resident access to recreational facilities. Encourage the use of existing parks with the development of adjacent retail and entertainment space.

01 06 08 10 11 12 13  
15 16 17 19

- 01 forwardDallas!
- 02 Community Impact Report: Invest, Stabilize, Grow
- 03 DCHHS Horizons: Community Needs Assessment
- 04 From Blight to Light: Assessing Blight in the City of Dallas
- 05 Grow South: One Year Progress Report
- 06 Hatcher Street Station Area Plan
- 07 Imagine 2020: A Strategic Feeder Pattern Initiative
- 08 LINC Dallas: June 2, 2013 Charrette Notes
- 09 Methodist Dallas Medical Center Community Needs Assessment
- 10 MLK, Jr. Station Area Plan
- 11 South Dallas Mill City Area Planning Report
- 12 South Dallas/Ideal/Rochester Park Community Revitalization Plan

- 13 South Dallas/Greater Fair Park Community Revitalization Plan
- 14 Mayor's Southern Task Force: Interim Report
- 15 South Dallas Action Plan: Dallas, TX Summary
- 16 Trinity River Corridor Comprehensive Land Use Plan
- 17 Frazier Courts Neighborhood Development Strategy Summary
- 18 Jubilee Park Neighborhood Development Strategy
- 19 Fair Park Comprehensive Development Plan
- 20 South Dallas/Fair Park Entertainment District Study: Final Report
- 21 St. Phillips Long Term Development Plan
- 22 South Dallas/Fair Park Economic Development Corridor Plan
- 23 Texas Instruments LEAP Program



# Public Health

## Access to Health & Medical Services

Increase resident access to community prevention and primary care services through community centers and institutions (such as schools). Monitor health insurance coverage changes.

03 06 09 10 14 23

## Health and Wellness Education

Increase appropriate use of health and medical services through effective and culturally competent health literacy education and outreach.

03 09

## Physical Health & Healthy Lifestyles

Address health disparities and gaps present in the South and Southeast Dallas County area related to asthma and respiratory disease, behavioral health, cancer, cardiovascular disease, chronic disease management, communicable disease, diabetes, diet and exercise, immunizations, mental health, obesity, preventable disease, violence and injuries, and smoking related illness.

03 09 23

## Health Risk Factors

Identify local health risks. Address resource deserts present in the South and Southeast Dallas County area through clinics, outpatient clinics, mobile units, and awareness programs and screenings.

01 03 04 09 10

- 01 forwardDallas!
- 02 Community Impact Report: Invest, Stabilize, Grow
- 03 DCHHS Horizons: Community Needs Assessment
- 04 From Blight to Light: Assessing Blight in the City of Dallas
- 05 Grow South: One Year Progress Report
- 06 Hatcher Street Station Area Plan
- 07 Imagine 2020: A Strategic Feeder Pattern Initiative
- 08 LINC Dallas: June 2, 2013 Charrette Notes
- 09 Methodist Dallas Medical Center Community Needs Assessment
- 10 MLK, Jr. Station Area Plan
- 11 South Dallas Mill City Area Planning Report
- 12 South Dallas/Ideal/Rochester Park Community Revitalization Plan

- 13 South Dallas/Greater Fair Park Community Revitalization Plan
- 14 Mayor's Southern Task Force: Interim Report
- 15 South Dallas Action Plan: Dallas, TX Summary
- 16 Trinity River Corridor Comprehensive Land Use Plan
- 17 Frazier Courts Neighborhood Development Strategy Summary
- 18 Jubilee Park Neighborhood Development Strategy
- 19 Fair Park Comprehensive Development Plan
- 20 South Dallas/Fair Park Entertainment District Study: Final Report
- 21 St. Philips Long Term Development Plan
- 22 South Dallas/Fair Park Economic Development Corridor Plan
- 23 Texas Instruments LEAP Program



# high-priority documents

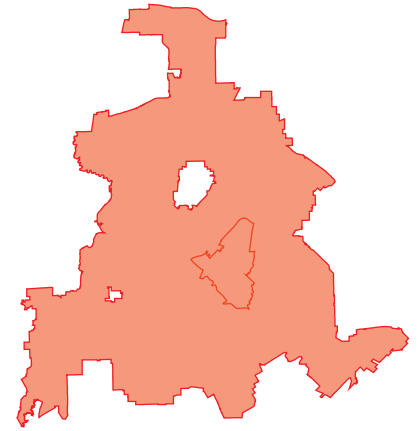
High priority documents included in this report represent a wide variety of efforts that have produced comprehensive and area plans, studies, and reports that directly address the South Dallas/Fair Park area as defined for the purposes of this report. Documents were considered “high-priority” due to their adoption as policy, recent date of publication, specificity to the three zip codes (75210, 75215, and 75223), and their influence on active programs and development occurring in the area.

Document Types represented in this section include - Policy & Physical Planning Documents; Neighborhood Studies & Assessments; Health Studies & Assessments; and Education Studies & Reports. To enable a broad understanding of the activity in the study area, documents include a range of themes and detail in relation to those themes.

The following section contains Document Summaries that catalog high priority document details including authorship, partners, methodology, influencing documents and events. Conclusions and recommendations of each document are then organized by the key themes as defined on pages 14 and 15. A map has been provided, showing the geography of each document, and theme icons are used to inventory the key themes addressed.

Documents are listed in the following order:

*forwardDallas! (2006, r. 2013)*  
*Community Impact Report: Invest, Stabilize, Grow (2013)*  
*DCHHS Horizons: Community Needs Assessment (2013)*  
*From Blight to Light: Assessing Blight in the City of Dallas: Final Report (2013)*  
*Grow South: One Year Progress Report (2013)*  
*Hatcher Street Station Area Plan (2013)*  
*Imagine 2020: A Strategic Feeder Pattern Initiative (2013)*  
*LINC Dallas: June 2, 2013 Charrette Notes (2013)*  
*Methodist Dallas Medical Center Community Needs Assessment & Implementation Plan (2013)*  
*MLK, Jr. Station Area Plan (2013)*  
*South Dallas Mill City Area Planning Report (2013)*  
*South Dallas Ideal/Rochester Park Community Revitalization Plan (2012)*  
*South Dallas/Greater Fair Park Community Revitalization Plan (2012)*  
*Mayor’s Southern Task Force: Interim Report (2009)*  
*South Dallas Action Plan: Dallas, TX Summary (2009)*  
*Trinity River Corridor Comprehensive Land Use Plan (2005, r. 2009)*  
*Frazier Courts Neighborhood Development Strategy Summary (2004)*  
*Jubilee Park Neighborhood Development Strategy (2004)*  
*Fair Park Comprehensive Development Plan (2003)*  
*South Dallas/Fair Park Entertainment District Study: Final Report (2003)*  
*St. Philips Long Term Development Plan (2003)*  
*South Dallas/Fair Park Economic Development Corridor Plan (2001)*  
*Texas Instruments LEAP Program (1998)*



## forwardDallas!

<b>Author</b>	City of Dallas
<b>Year Completed</b>	2006
<b>Year Adopted</b>	2006
<b>Scale</b>	City

### **Methodology**

Survey of residents and business leaders; advisory committee of community leaders and stakeholders; community-based and citywide workshops; mapping of community input; 11 public workshops; 100+ meetings with neighborhood and stakeholder groups.

### **Influencing Documents/Events**

Dallas Plan (1994); City of Dallas Growth Policy Plan (1987); Trinity River Corridor Comprehensive Development Land Use Plan (2005); Strategic Engagement Economic Development Plan; Inside the Loop Plan; Arts District Plan; Fair Park Comprehensive Development Plan; (further land use studies discussed in area plans). The Downtown Parks Master Plan and Renaissance Plan supplement and build upon this plan.

### **Community**

#### *Community Design & Development Guidelines*

Develop a unique building style; and Create a locally determined street use policy, blurring public and private property.

#### *Quality of Life Issues*

Key initiatives: Create strong and healthy neighborhoods; and Ensuring environmental sustainability. Increase the quality of life for residents.

#### *Community-based Organizations*

Emphasize organizing current efforts, establishing annual objectives to achieve.

#### *Public Space*

Create safe connections to recreation area and playgrounds; Address the homeless population in the area; Change perceptions of existing parks; and Work with City of Dallas Parks & Recreation for small park improvements.

#### *Public Safety*

Safe and active public space

### **Cultural Assets**

#### *Cultural Facilities & Institutions*

Preserve the diverse and historic nature of the community. Cultural and education opportunities.

#### *Neighborhood Gateway & Identity*

Create a commercial gateway with paving and lighting along Malcolm X, to improve linkage with Downtown.



# forwardDallas! (continued)

## **Economic Development**

### *Local Business Development & Support*

Encourage local entrepreneurship; commercial development at Malcolm X & MLK, and Malcolm X & Hatcher, including a grocery store or some retail anchor.

### *Employment & Workforce Development*

Increase access to education and employment opportunities.

### *Locally-Sourced Investment*

Key initiative: Enhance the economy. Investment in “southern sector” using a “pre-economy” approach to create job growth.

## **Education**

### *Parental & Community Engagement*

Cultural and education opportunities.

### *Student Learning*

Access to education and employment opportunities.

## **Infrastructure**

### *Maintenance & Improvements*

Small scale civic improvements: Sidewalks, lighting, open space and park maintenance; and Corridor improvements along Malcolm X, MLK, Hatcher, and Lamar streets.

### *Network Connectivity*

Provide safe connections to recreation areas and playgrounds; Create and enhance pedestrian corridors (no new trails); Get involved with Trinity River Corridor Proposed Connection; Improve connectivity to Deep Ellum and Downtown; and Link to Downtown with public transit.

### *Safe Pedestrian & Cyclist Infrastructure*

Small scale civic improvements: Sidewalks, lighting, open space and park maintenance; Corridor improvements along Malcolm X, MLK, Hatcher, and Lamar streets.

Locally determined street use policies (blurring public and private property): Allow activity on sidewalks; Change awning restrictions; Allow for community driven festivals; Utilize storefront improvement grants.

### *Public Transportation*

Key initiative: Enhance transportation system; Diversify transit options; and Link to Downtown with public transit.

### *Street and Streetscape Improvements*

Small scale civic improvements: Sidewalks, lighting, and plantings along Malcolm X & MLK and Malcolm X & Hatcher; Open space and park maintenance; Corridor improvements along Malcolm X,

MLK, Hatcher, and Lamar streets.

Locally determined street use policies (blurring public and private property): Allow activity on sidewalks; Change awning restrictions; Allow for community driven festivals; Utilize storefront improvement grants.

Improve walkability and diversify transit options. Improve Malcolm X with paving and lighting to create a commercial gateway; Get involved with Trinity River Corridor Proposed Connection; and Make Lamar improvements a priority.

## **Land Use**

### *Architectural Form & Character*

Develop a unique building style. Locally determined street use policies (blurring public and private property): Allow activity on sidewalks; Change awning restrictions; Allow for community driven festivals; Utilize storefront improvement grants.

### *Historic Preservation*

Initiate a strong program to preserve the diverse nature of this area: Urban design, zoning, and parking changes could be implemented to help retain the area's identity; and Rehabilitation and repair of housing stock.

### *Mixed-Use Development*

Key initiative: Encourage new development patterns; Commercial development at Malcolm X & MLK and Malcolm X & Hatcher - including a grocery store or some retail anchor; and Improve Malcolm X with paving and lighting to create a commercial gateway.

### *Affordable Housing*

Key initiative: Make quality housing more accessible; Rehabilitate and repair of housing stock; and Encourage home-ownership.

## **Natural Resources**

### *Landscape Design & Guidelines*

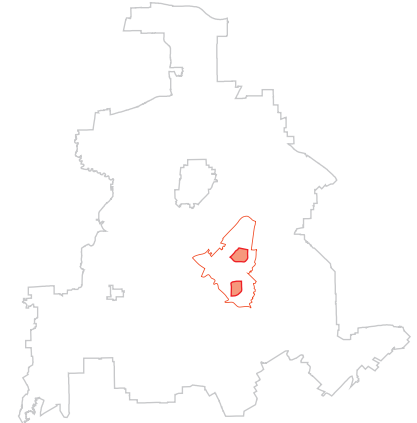
Key initiative: Ensure environmental sustainability. Monitor air and water quality.

### *Trinity Parkway*

Get involved with Trinity River Corridor Proposed connection

### *Access to Parks & Recreational Amenities*

Create safe connections to recreation area and playgrounds; Address the homeless population in the area; Create and enhance pedestrian corridors (no new trails); Change perceptions of existing parks; and Work with City of Dallas Parks & Recreation for small park improvements. Open space and park maintenance.



# Community Impact Report: Invest, Stabilize, Grow

**Author** Dallas Area Habitat for Humanity  
**Year Completed** 2013  
**Scale** Neighborhood

## Methodology

Detailed research and reporting with feedback from home-owners, community residents, partner organizations and other community stakeholders.

## Community

### *Community-Based Design Guidelines*

Dream Dallas - revitalizing established infill neighborhoods: Neighborhood support through community outreach events and neighborhood crime watch associations.

### *Community Development & Revitalization*

Dream Dallas - revitalizing established infill neighborhoods: Comprehensive revitalization in partnership with government agencies, faith based organizations, other nonprofits, and private investors.

### *Quality of Life Issues*

Rejuvenating growth in “zombie” subdivisions: Building new homes on once dormant lots to introduce new vitality and stability into subdivisions.

### *Community-based Organizations*

Dream Dallas - revitalizing established infill neighborhoods: Neighborhood support through community outreach events and neighborhood crime watch associations.

### *Public Safety*

Dream Dallas - revitalizing established infill neighborhoods: Neighborhood support through community outreach events and neighborhood crime watch associations.  
Measures: Violent and nonviolent crimes reported.

## Economic Development

### *Local Business Development & Support*

Measures: local business income from construction; local wages; first year move-in spending; full-time equivalent job creation.

### *Employment & Workforce Development*

Measures: local business income from construction; local wages; first year move-in spending; full-time equivalent job creation. Seed new development opportunities building mixed-use and mixed-income communities, multi-family homeownership communities and green communities.

### *Locally-Sourced Investment*

Measures: local business income from construction; local wages; first year move-in spending; full-time equivalent job creation.

#### *Affordable Housing Development*

Seed new development opportunities building mixed-use and mixed-income communities, multi-family homeownership communities and green communities.

#### *Partnerships*

Dream Dallas - revitalizing established infill neighborhoods: Comprehensive revitalization in partnership with government agencies, faith based organizations, other nonprofits, and private investors.

### **Infrastructure**

#### *General Maintenance*

Dream Dallas - revitalizing established infill neighborhoods: Community development: and infrastructure improvements and zoning corrections as needed.

### **Land Use**

#### *Land Acquisition*

Dream Dallas - revitalizing established infill neighborhoods: Bringing together home repair, new home construction, blight reduction through acquisition and demolition of nuisance properties.

#### *Mixed-Use Development*

Seed new development opportunities building mixed-use and mixed-income communities, multi-family homeownership communities and green communities.

#### *Affordable Housing*

Measures: homes built; homes repaired.

Dream Dallas - revitalizing established infill neighborhoods: Advocacy for housing policies benefiting low-income communities and affordable housing; and Bringing together home repair, new home construction, blight reduction through acquisition and demolition of nuisance properties.

Rejuvenating growth in "zombie" subdivisions: Building new homes on once dormant lots to introduce new vitality and stability into subdivisions.

Seed new development opportunities building mixed-use and mixed-income communities, multi-family homeownership communities and green communities.

#### *Urban Blight & Vacancy*

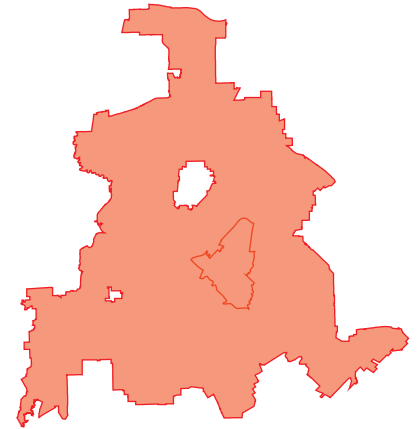
Dream Dallas - revitalizing established infill neighborhoods: Bringing together home repair, new home construction, blight reduction through acquisition and demolition of nuisance properties.

#### *Regulatory Framework & Zoning*

Dream Dallas - revitalizing established infill neighborhoods: Community development: and infrastructure improvements and zoning corrections as needed.



# DCHHS Horizons: Community Health Needs Assessment



**Author** Dallas County Health and Human Services  
**Partners** New Solutions, Inc.; Parkland Hospital  
**Year Completed** 2012  
**Scale** County

## Methodology

Detailed public health outcome secondary data at the county and community levels; primary data from two focus groups and eight key informant interviews.

## Influencing Documents/Events

Healthy People 2020; Texas Department of State Health Services Center for Health Statistics; Parkland Health and Hospital System Population Medicine Dashboards and Data; Dallas County Health and Human Services Division Data Summaries; Dallas/Ft. Worth Hospital Council Healthy North Texas Dashboard; Communities Foundation of Texas: "Assets and Opportunities in Dallas;" Dallas County Behavioral Health System Redesign Task Force: "Assessment of the Community Behavioral Health Delivery System in Dallas County;" Regional Health Partnership 9: Community Needs Assessment Report;" Dignity Health Community Need Index; Community Council of Greater Dallas Sourcebook 2012 Directory of Services.

## Community

### *Community Services*

Increase resident's access to community prevention services.

## Public Health

### *Access to Health & Medical Services*

Target South, Southwest, and Southeast Dallas or disparate suburban neighborhoods with comprehensive interventions to reduce incidence and mortality disparities: Develop strategies to reduce 30 day readmission and preventable hospitalizations; Expand access to primary care services for all Dallas County residents; and Increase resident's access to community prevention services.

Monitor and address any health insurance coverage changes.

### *Health & Wellness Education*

Effectively communicate priority messages relating to community prevention, using culturally competent health literacy approaches.

### *Physical Health & Healthy Lifestyles*

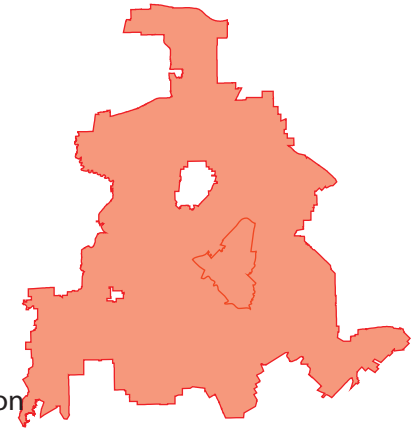
Health disparities, assets, gaps and trends within Dallas County: African american population experience higher rates of cancer mortality and incidence; Dallas County (vs. state/national) - higher in diabetes prevalence than state; higher cancer rates, sedentary lifestyles, and obesity; Southern Dallas communities experience higher incidence of cardiovascular disease and asthma; all food deserts are located in this area.



Target South, Southwest, and Southeast Dallas or disparate suburban neighborhoods with comprehensive interventions to reduce incidence and mortality disparities: Centrally document and build upon the most impactful disease prevention and health promotion initiatives currently underway in Dallas County; Collaborate with the Dallas County Behavioral Health Leadership Team to support implementation of behavioral health recommendations (particularly pertaining to integration of behavioral health and physical health); and Maximize the use of proven strategies to improve outcomes for individuals with multiple chronic conditions.



# From Blight to Light: Assessing Blight in the City of Dallas



Author University of North Texas, Department of Public Administration  
Partners Dallas Area Habitat for Humanity  
Year Completed 2013  
Scale City

## Methodology

Synthesis of academic research; tracing the definition of “blight”; identifying and defining “blight” indicators; mapping indicators in the City of Dallas in GIS; estimating public and private costs; identifying successful strategies in addressing blight (case studies).

## Influencing Documents/Events

Dallas Morning News “10 Drops in the Bucket” series; “...different approaches should be carefully assessed and modified based on their relevance and applicability to the City of Dallas.”

## Community

### *Public Safety*

Blight prevention approaches: nuisance abatement, community policing, and fire prevention.

## Land Use

### *Historic Preservation*

Nonprofit preservation approaches: housing programs; and homeownership education.

### *Land Acquisition*

Redevelopment approaches: land bank, expropriation, and an adjacent neighbors land acquisition program.

### *Mixed-Use Development*

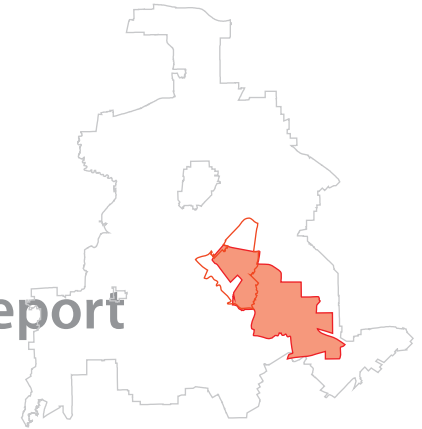
Redevelopment approaches: land bank, expropriation, and an adjacent neighbors land acquisition program.

### *Affordable Housing*

Nonprofit preservation approaches: housing programs; and homeownership education.

### *Urban Blight & Vacancy*

Blight prevention approaches: nuisance abatement, community policing, and fire prevention.



# GrowSouth: One Year Progress Report

**Author** City of Dallas  
**Year Completed** 2013  
**Scale** Region

## Methodology

Report on GrowSouth Initiative Indicators.

## Community

### *Population Stabilization & Growth*

Measures of commitment: population, households, percent school age children, public school attendance, residential investment, core investment area real property values, and focus area real property values.

Trends: declining population, and declining number of households.

### *Public Safety*

Measures of resilience - Percentage of residents with bachelor degree or higher, public high school graduation rates, per capita income, registered neighborhood organizations per 1,000 residents, and single family home sale prices.

Trends: positive progress in crime and education.

## Economic Development

### *Employment & Workforce Development*

Measures of resilience - Percentage of residents with bachelor degree or higher, public high school graduation rates, per capita income, registered neighborhood organizations per 1,000 residents, and single family home sale prices.

Trends: increased unemployment.

## Education

### *Student Learning*

Measures of resilience - Percentage of residents with bachelor degree or higher, public high school graduation rates, per capita income, registered neighborhood organizations per 1,000 residents, and single family home sale prices.

Measures of amenities - property crimes per 1,000 residents, violent crimes per 1,000 residents, occupied retail space per 1,000 residents, school performance.

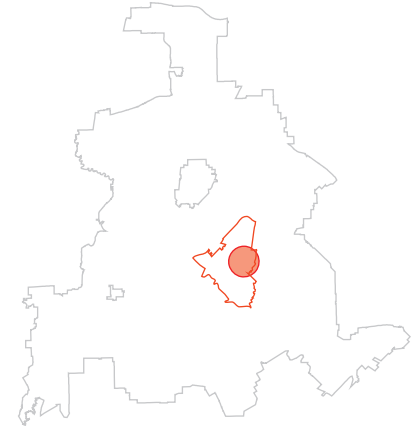
Trends: positive progress in crime and education.

## Land Use

### *Land Acquisition*

Measures of commitment: population, households, percent school age children, public school attendance, residential investment, core investment area real property values, and focus area real property values.

Trends: falling property values.



# Hatcher Street Station Area Plan

**Author** City of Dallas & Dallas TOD  
**Year Completed** 2013  
**Year Adopted** 2013  
**Scale** Neighborhood

## Methodology

Advisory committee; stakeholder interviews; community workshop; developer roundtables and interviews; focus groups; community feedback events.

## Influencing Documents/Events

forwardDallas!; City of Dallas Complete Streets Initiative; Dallas Bicycle Plan (and update); Fair Park Comprehensive Plan; South Dallas/Fair Park Entertainment District Study; Grand Park South Tax Increment Financing District; "New Paradigm for Distressed Neighborhoods" - TREC

## Community

### *Quality of Life Issues*

Support community livability and safety: Enhance safe routes through the community; Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways; and Increase lighting, police visibility, and overall "eyes on the street."

Address underlying community development needs in tandem with implementation area plan strategies.

### *Community Services*

Upgrade and expand retail offerings: Attract locally-serving and entertainment uses such as a neighborhood-scale grocery store, movie theaters, live performance theaters and culturally-based venues.

### *Public Gathering Space Public Safety*

Develop community facilities, parks and open space: Develop a community/cultural facility to include recreational amenities and a banquet room for community use.

Leverage existing market audiences: Assist services that cater to the medical community at the Martin Luther King, Jr. Community Center.

Open space: transform vacant lots to public amenities.

### *Public Safety*

Support community livability and safety: Enhance safe routes through the community; and Increase lighting, police visibility, and overall "eyes on the street."

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations.

## **Cultural Assets**

### *Cultural Facilities & Institutions*

Develop community facilities, parks and open space: Develop a community/cultural facility to include recreational amenities and a banquet room for community use.

Open space: transform vacant lots to public amenities.

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

### *Cultural Districts*

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations.

Leverage existing market audiences: Pursue opportunities to create synergy with Fair Park through a potential entertainment district with retail and restaurants.

Upgrade and expand retail offerings: Attract locally-serving and entertainment uses such as a neighborhood-scale grocery store, movie theaters, live performance theaters and culturally-based venues.

### *Neighborhood Gateway & Identity*

Address area gateways.

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

Wayfinding: Pedestrian level signage; and Gateway installations.

## **Economic Development**

### *Local Business Development & Support*

Stimulate economic development: Leverage existing market audiences; Pursue catalytic opportunities for commercial and residential development and redevelopment; and Rehabilitate older buildings and identify target uses for vacant lots.

Support vocational enrichment and business incubation: Work with retail incubators to encourage start-up retail businesses through discounted space, shared supplies and training programs; and Support job training opportunities through vocational centers.

### *Employment & Workforce Development*

Support vocational enrichment and business incubation: Work with retail incubators to encourage start-up retail businesses through discounted space, shared supplies and training programs; and Support job training opportunities through vocational centers.

# Hatcher Street Station Area Plan (continued)

Reinvigorate and broaden housing options: Redevelop older housing and provide additional affordable mixed-use, mixed-income and senior housing options, particularly close to transit.

## *Funding & Financial Incentives*

Provide funding programs and creative tools to fill the gap between available funding and funding required to implement near term strategic opportunities.

Leverage existing market audiences: Assist services that cater to the medical community at the Martin Luther King, Jr. Community Center; and Pursue opportunities to create synergy with Fair Park through a potential entertainment district with retail and restaurants.

Outreach: Keep property owners and developers up to date about market trends.

## **Infrastructure**

### *Network Connectivity*

"...to leverage existing investment, improve multi-modal connections, and develop or redevelop a mix of uses."

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations; and Improve sidewalk connectivity on Scyene Road.

### *Pedestrian & Cyclist Circulation*

"...to leverage existing investment, improve multi-modal connections, and develop or redevelop a mix of uses."

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations; Improve sidewalk connectivity on Scyene Road; and Create safe crossings to the station.

Emphasize walkable urban form along key mixed-use corridors: Foster creation of a walkable environment through active small-format ground floor uses, building entrances at sidewalk edges and parking set back from public walkways; and Improve ADA accessibility.

Wayfinding: Pedestrian level signage; and Gateway installations.

### *Parking & Traffic*

Emphasize walkable urban form along key mixed-use corridors: Foster creation of a walkable environment through active small-format ground floor uses, building entrances at sidewalk edges and parking set back from public walkways.

### *Street & Streetscape Improvements*

Support community livability and safety: Increase lighting, police visibility, and overall "eyes on the street."

Upgrade and expand retail offerings: Incentivize facade improvements and rehabilitation projects to transform street character; and Consider future street improvements.

*Transit-Oriented Development*

Commercial and residential development: Address vacancy with affordable infill housing, includes Hatcher Square TOD, retail at Hatcher and Second Ave, and industrial uses.

Zoning: Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

**Land Use**

*Architectural Form & Character*

Upgrade and expand retail offerings: Incentivize facade improvements and rehabilitation projects to transform street character.

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

*Targeted Area Plans*

Address underlying community development needs in tandem with implementation area plan strategies

Connect the neighborhood: Improve sidewalk connectivity on Scyene Road.

Zoning: Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

*Historic Preservation*

Stimulate economic development: Rehabilitate older buildings and identify target uses for vacant lots.

*Mixed-Use Development*

"...to leverage existing investment, improve multi-modal connections, and develop or redevelop a mix of uses."

Develop community facilities, parks and open space: Infill parks and community gardens in areas activated by adjacent retail and commercial uses.

Commercial and residential development: Address vacancy with affordable infill housing, includes Hatcher Square TOD; Retail at Hatcher and Second Ave.; and Industrial use.

Stimulate economic development: Pursue catalytic opportunities for commercial and residential development and redevelopment.



## Hatcher Street Station Area Plan (continued)

Upgrade and expand retail offerings: Attract locally-serving and entertainment uses such as a neighborhood-scale grocery store, movie theaters, live performance theaters and culturally-based venues; and Incentivize facade improvements and rehabilitation projects to transform street character.

### *Affordable Housing*

Commercial and residential development: Address vacancy with affordable infill housing, includes Hatcher Square TOD.

Reinvigorate and broaden housing options: Redevelop older housing and provide additional affordable mixed-use, mixed-income and senior housing options, particularly close to transit.

### *Urban Blight & Vacancy*

Open space: Transform vacant lots to public amenities. Stimulate economic development: Rehabilitate older buildings and identify target uses for vacant lots.

### *Regulatory Framework & Zoning*

Zoning: Use the area plan to facilitate mixed-use, TOD zoning and appropriate redevelopment over time.

## **Natural Resources**

### *Landscape Design & Guidelines*

Develop community facilities, parks and open space: Infill parks and community gardens in areas activated by adjacent retail and commercial uses.

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

### *Access to Parks and Recreational Amenities*

Develop community facilities, parks and open space: Develop a community/cultural facility to include recreational amenities and a banquet room for community use; and Infill parks and community gardens in areas activated by adjacent retail and commercial uses.

## **Public Health**

### *Access to Health and Medical Services*

Leverage existing market audiences: Assist services that cater to the medical community at the Martin Luther King, Jr. Community Center.



# Imagine 2020: A Strategic Feeder Pattern Initiative

<b>Author</b>	Dallas ISD
<b>Partners</b>	City of Dallas GrowSouth Education Program, Destination 2020
<b>Year Completed</b>	on-going
<b>Scale</b>	Region

## **Economic Development**

### *Employment & Workforce Development*

Decrease achievement gaps by building learning environments infused with personalized strategies, tools, and supports for students.

Increase teacher effectiveness, providing enhanced professional development opportunities for educators.

## **Education**

### *Parent Engagement*

Program Goals: To improve quality of instruction; raise student achievement; Engage parents and the community; and make a positive, collective impact on the education of children.

### *Student Learning*

Decrease achievement gaps by building learning environments infused with personalized strategies, tools, and supports for students.

Increase college and career readiness by accelerating student instruction aligning curriculum with college- and career-ready standards.

Program Goals: To improve quality of instruction; raise student achievement; Engage parents and the community; and make a positive, collective impact on the education of children



# LINC Dallas: June 2, 2013 Charrette Notes

**Author** Dallas CityDesign Studio  
**Partners** City of Dallas; Trinity Trust; Charrette Participants  
**Year Completed** 2013  
**Scale** Neighborhood

## Methodology

Community workshops in each of 5 focus areas; one large charrette with residents, business owners, investors, developers, local design professionals, community advocates, and city staff.

## Community

### *"Culture of Clean"*

Implementation: Quarterly community cleanup and property maintenance effort; Partnership between local business and neighborhood associations to visually enhance the area; Public art; Start a neighborhood association; Enhance sense of security, organizing crime watches, identifying unsafe locations, and develop plans to repair and improve.

### *Community-Based Design Guidelines*

Implementation: Quarterly community cleanup and property maintenance effort; Partnership between local business and neighborhood associations to visually enhance the area; Public art; Start a neighborhood association; Enhance sense of security, organizing crime watches, identifying unsafe locations, and develop plans to repair and improve.

Develop strong urban development policy for new development patterns that support local interests; Articulate desired urban building, parking, utility, and transportation forms; and Schedule a monthly stakeholder meeting to stay informed and communicate progress.

### *Public Gathering Space*

Develop "green fingers of prosperity" across the area to bring the value of the Trinity across Southside and to the Cedars.

Create community open space standards; and Pull value of Trinity into the neighborhood; Extend green space and connections from the Trinity into the neighborhoods as safe, walkable, formal connections with direct access to recreation opportunities.

### *Public Safety*

Extend green space and connections from the Trinity into the neighborhoods as safe, walkable, formal connections with direct access to recreation opportunities

Implementation: Quarterly community cleanup and property maintenance effort; Partnership between local business and neighborhood associations to visually enhance the area; Public art; Start a neighborhood association; Enhance sense of security, organizing crime watches, identifying unsafe locations, and develop plans to repair and improve.

## **Cultural Assets**

### *Cultural Facilities & Institutions*

Implementation: Quarterly community cleanup and property maintenance effort; Partnership between local business and neighborhood associations to visually enhance the area; Public art; Start a neighborhood association; Enhance sense of security, organizing crime watches, identifying unsafe locations, and develop plans to repair and improve.

### *Cultural Districts*

Enhance storm water management areas as key recreation and entertainment amenities.

### *Economic Development*

#### *Local Business Development & Support*

Update existing community level plans. Start a local business associations.

### *Partnerships*

Implementation: Quarterly community cleanup and property maintenance effort; Partnership between local business and neighborhood associations to visually enhance the area; Public art; Start a neighborhood association; Enhance sense of security, organizing crime watches, identifying unsafe locations, and develop plans to repair and improve.

## **Infrastructure**

### *General Maintenance*

Discover ways to enhance the levee to blur the visual line between the Trinity River flood way and the adjacent storm water management area; and Enhance storm water management areas as key recreation and entertainment amenities

### *Network Connectivity*

Enhancing and expanding parks, pedestrian, and bicycle infrastructure; Encourage the establishment of interim uses on vacant land in advance of long term development patterns; and Establish path along existing meanders, connecting across I-30 to reunion and downtown.

Extend green space and connections from the Trinity into the neighborhoods as safe, walkable, formal connections with direct access to recreation opportunities.

Extend Riverfront south, completing the grid between Lamar and the levee; extend Riverfront from north of DART line to Hatcher.

Facilitate the reconnection of neighborhoods to one another, the Trinity, and area assets, with new and improved infrastructure.

### *Pedestrian & Cyclist Circulation*

Enhancing and expanding parks, pedestrian, and bicycle infrastructure; Encourage the establishment of interim uses on vacant land in advance of long term development patterns; and Establish path along existing meanders, connecting across I-30 to reunion and downtown.

# LINC Dallas: June 2, 2013 Charrette Notes (continued)

Develop Belleview Street as a great street from City Park to the Trinity; Pedestrian level street standards; Improved rail crossing; Riverfront intersections; and Pedestrian path across the levee into the Trinity River.

Extend green space and connections from the Trinity into the neighborhoods as safe, walkable, formal connections with direct access to recreation opportunities.

High density uses along Lamar, create a grand boulevard and add pedestrian amenities and lighting.

## *Parking & Traffic*

Develop strong urban development policy for new development patterns that support local interests; Articulate desired urban building, parking, utility, and transportation forms; and Schedule a monthly stakeholder meeting to stay informed and communicate progress.

## *Public Transportation*

Create nodes of mixed use, higher density development in key areas and around the new DART stations. Develop mixed use high density nodes at key intersections and transit stations.

Establish new light rail station near the levee.

New DART station south of Lamar near Cedar Crest: Establish new DART station along Red/Blue line near existing levee and add public transit to spur TOD; and Update DART plan with two new stations.

Provide location for future regional high speed rail central station; New rail station at Riverfront.

## *Street & Streetscape Improvements*

High density uses along Lamar, create a grand boulevard; Add pedestrian amenities and lighting to Lamar; Develop Belleview Street as a great street from City Park to the Trinity; Pedestrian level street standards; improved rail crossing; Riverfront intersections; and Pedestrian path across the levee into the Trinity River.

Establish Corinth, Lamar, and Riverfront as grand boulevards. Extend Grand, Forest, Metropolitan, Pine, and Hatcher to Riverfront and beyond to the new levee. Extend Riverfront south, completing the grid between Lamar and the levee; and Extend Riverfront from north of DART line to Hatcher.

## **Land Use**

### *Architectural Form & Character*

Develop strong urban development policy for new development patterns that support local interests; Articulate desired urban building, parking, utility, and transportation forms; and Schedule a monthly stakeholder meeting to stay informed and communicate progress.

### *Targeted Area Plans*

Update existing community level plans; and Start a local business associations.

### *Historic Preservation*

Protect, enhance and preserve existing single family neighborhoods.

### *Mixed-Use Development*

Enhance existing parks, create new urban farms, and open space, creating a patchwork of green; and Mixed use development outside existing neighborhoods, urban infill farming.  
Industrial development: control heavy industry.

Create nodes of mixed use, higher density development in key areas and around the new DART stations; and Develop mixed use high density nodes at key intersections and transit stations. Mixed uses south of Lamar; Build market and affordable infill housing north of Lamar.

### *Density*

Create nodes of mixed use, higher density development in key areas and around the new DART stations; Develop mixed use high density nodes at key intersections and transit stations.

High density uses along Lamar, create a grand boulevard; and Add pedestrian amenities and lighting to Lamar.

### *Affordable Housing*

Mixed uses south of Lamar; and  
Build market and affordable infill housing north of Lamar.

### *Urban Blight & Vacancy*

Enhancing and expanding parks, pedestrian, and bicycle infrastructure; Encourage the establishment of interim uses on vacant land in advance of long term development patterns; and Establish path along existing meanders, connecting across I-30 to reunion and downtown.

## **Natural Resources**

### *Access to Natural Ecosystems*

Develop Belleview Street as a great street from City Park to the Trinity: Pedestrian level street standards; Improved rail crossing; Riverfront intersections; and Pedestrian path across the levee into the Trinity River.

Discover ways to enhance the levee to blur the visual line between the Trinity River flood way and the adjacent storm water management area.

### *Landscape Design & Guidelines*

Enhance existing parks, create new urban farms, and open space, creating a patchwork of green; and Mixed use development outside existing neighborhoods, urban infill farming.

Develop “green fingers of prosperity” across the area to bring the value of the Trinity across Southside and to the Cedars; Community open space standards; Pull value of Trinity into the neighborhood.

## LINC Dallas: June 2, 2013 Charrette Notes (continued)

### *Access to Parks & Recreational Amenities*

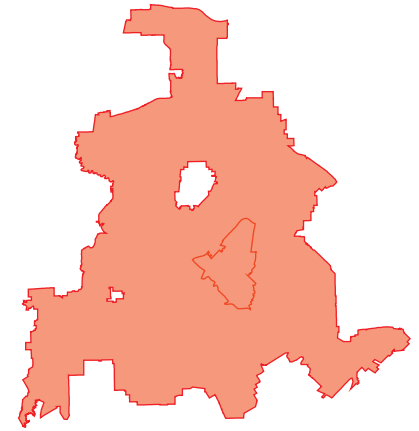
Extend green space and connections from the Trinity into the neighborhoods as safe, walkable, formal connections with direct access to recreation opportunities.

Enhance existing parks, create new urban farms, and open space, creating a patchwork of green; and Mixed use development outside existing neighborhoods, urban infill farming.

Enhancing and expanding parks, pedestrian, and bicycle infrastructure;  
Encourage the establishment of interim uses on vacant land in advance of long term development patterns; and Establish path along existing meanders, connecting across I-30 to reunion and downtown.

Develop new play fields, water park, trails, and horse riding stables within the river basin. Enhance storm water management areas as key recreation and entertainment amenities.





# Methodist Dallas Medical Center Community Needs Assessment

**Author** Methodist Dallas Medical Center  
**Year Completed** 2013  
**Scale** County

## Methodology

Secondary quantitative data, focus group data, and interview data; 2 community focus groups; 8 key informant interviews.

## Influencing Documents/Events

"Horizons: The Dallas County Health Needs Assessment;" Healthy People 2020 (national); 2011-2016 Texas State Health Plan: A Roadmap to a Healthy Texas (Texas Statewide Health Coordinating Council, 2011)

## Community

### *Population Stabilization & Growth*

Healthcare Access: Communities with low socioeconomic status experience disparities in health status and access to resources. Evidenced by - uninsured status, limited access to primary care physicians and health services, and inappropriate use of hospital/emergency department services for conditions treatable with preventative and primary care.

Issues in South Dallas area: Growing at a slower rate than metroplex; Lower than average household income; Higher unemployment; Lower uninsured rate; Higher below poverty percentage; Higher concentration of children; Lower concentration of working age adults.

### *Community Services*

Interviewee top priorities: Support healthy communities; Healthcare access; Multiple chronic conditions; Behavioral health; Violence and injury; and Infrastructure.

Health Disparities/Resource Deserts: new trauma and critical care tower; outpatient teaching clinics; mobile mammogram unit; awareness programs and screenings

### *Public Safety*

Focus *group* 5 most important health needs: Healthcare access; Healthy lifestyles; Health education and health literacy; Safe places/centered communities; and Behavioral health.

## Economic Development

### *Employment & Workforce Development*

Issues in South Dallas area: Growing at a slower rate than metroplex; Lower than average household income; Higher unemployment; Lower uninsured rate; Higher below poverty percentage; Higher concentration of children; Lower concentration of working age adults.

### *Funding & Financial Incentives*

Infrastructure: Collaboration to increase awareness of county wide efforts; and Reducing competition for financial resources and maximizing available public health funds.

# Methodist Dallas Medical Center Community Needs Assessment (continued)

## **Public Health**

### *Access to Health and Medical Services*

Healthcare Access: Communities with low socioeconomic status experience disparities in health status and access to resources. Evidenced by - uninsured status, limited access to primary care physicians and health services, and inappropriate use of hospital/emergency department services for conditions treatable with preventative and primary care. Monitoring provider acceptance of new patients by payment source; inform eligible persons of any changing eligibility requirements.

Health Literacy: increasing health literacy may be a key to improving the health of Dallas County residents.

Focus Group - 5 most important health needs: healthcare access; healthy lifestyles; health education and health literacy; safe places/centered communities; behavioral health

Informant Interviews - Top Priorities: support healthy communities; healthcare access; multiple chronic conditions; behavioral health; violence and injury; infrastructure

### *Physical Health and Healthy Lifestyles*

Asthma & Respiratory Disease: The burden of asthma, COPD, and other respiratory diseases affects individuals and families, schools, workplaces, and neighborhoods. The highest rates are found in the six southern communities.

Behavioral Health: Integration of behavioral health with physical health in future.

Cancer: Cancer mortality is declining. Additional screening, healthy lifestyles, and interventions targeting residents with socioeconomic disparities are needed to further reduce mortality and achieve the Healthy People 2020 goal

Cardiovascular Disease: Heart disease and stroke is the leading cause of death in Dallas County. Cardiovascular morbidity and mortality can be reduced by reducing risk factors and improving overall health of the community.

Chronic Disease: addressing common risk factors through health programs, medical homes, screening and improved personal fitness to improve overall health of residents.

Communicable Diseases: Dallas County's incidence of reportable infectious diseases is lower than the Texas average, but incidence of STD's (including HIV/AIDS) is higher.

Diabetes: is a significant health concern in Dallas County with prevalence higher than both Texas and the US. While all communities are affected, disparities exist in the southern communities.

Diet and Exercise: Despite strong network of parks and varied recreational options, more than half of county residents have sedentary lifestyles. The addition of limited access to healthy foods in southern communities results in increasing obesity.

Immunizations: Diligent work is improving vaccine rates and stable or declining disease rates  
Maternal and Fetal Health: Latinos have the highest birthrate in Dallas County; African-Americans have the highest infant mortality and low birth weight.

Mental/Behavioral Health: work closely with behavioral health providers in the North Texas region to ensure community needs are met.

Tobacco: tobacco use is declining, but still at 16% of the county population.

Violence and Injuries: Dallas County has the highest rates of mortality due to falls, accidental poisoning, and homicide. Supporting healthier environments can reduce the threat of unintentional injury and violence.



# MLK Jr. Station Area Plan

**Author** City of Dallas & Dallas TOD  
**Year Completed** 2013  
**Year Adopted** 2013  
**Scale** Neighborhood

## Methodology

Advisory committee; stakeholder interviews; community workshop; developer roundtables and interviews; focus groups; community feedback events.

## Influencing Documents/Events

ForwardDallas!; City of Dallas Complete Streets Initiative; Dallas Bicycle Plan (and update); Fair Park Comprehensive Plan; South Dallas/Fair Park Entertainment District Study; Grand Park South Tax Increment Financing District; TREC - "New Paradigm for Distressed Neighborhoods"

## Community

### *Quality of Life Issues*

Support community livability and safety: Enhance safe routes through the community; Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways; and Increase lighting, police visibility, and overall "eyes on the street."

Address underlying community development needs in tandem with implementation area plan strategies.

### *Community Services*

Upgrade and expand retail offerings: Attract locally-serving and entertainment uses such as a neighborhood-scale grocery store, movie theaters, live performance theaters and culturally-based venues.

### *Public Gathering Space*

Develop community facilities, parks and open space: Develop a community/cultural facility to include recreational amenities and a banquet room for community use.

Leverage existing market audiences: Assist services that cater to the medical community at the Martin Luther King, Jr. Community Center; Open space: Quasi-public open space plazas and pocket parks.

### *Public Safety*

Support community livability and safety: Enhance safe routes through the community; and Increase lighting, police visibility, and overall "eyes on the street."

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations.

Improve the pedestrian safety around MLK Station

## **Cultural Assets**

### *Cultural Facilities & Institutions*

Develop community facilities, parks and open space: Develop a community/cultural facility to include recreational amenities and a banquet room for community use.

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

### *Cultural Districts*

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations.

Leverage existing market audiences: Pursue opportunities to create synergy with Fair Park through a potential entertainment district with retail and restaurants.

Upgrade and expand retail offerings: Attract locally-serving and entertainment uses such as a neighborhood-scale grocery store, movie theaters, live performance theaters and culturally-based venues.

### *Neighborhood Gateway & Identity*

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways. Install gateways.

Wayfinding: Pedestrian level signage; and Gateway installations.

## **Economic Development**

### *Local Business Development & Support*

Stimulate economic development: Leverage existing market audiences; Pursue catalytic opportunities for commercial and residential development and redevelopment; Rehabilitate older buildings and identify target uses for vacant lots.

Support vocational enrichment and business incubation: Work with retail incubators to encourage start-up retail businesses through discounted space, shared supplies and training programs; and Support job training opportunities through vocational centers.

### *Employment & Workforce Development*

Support vocational enrichment and business incubation: Work with retail incubators to encourage start-up retail businesses through discounted space, shared supplies and training programs; and Support job training opportunities through vocational centers.

Reinvigorate and broaden housing options: Redevelop older housing and provide additional affordable mixed-use, mixed-income and senior housing options, particularly close to transit.

# MLK Jr. Station Area Plan (continued)

## *Funding & Financial Incentives*

Provide funding programs and creative tools to fill the gap between available funding and funding required to implement near term strategic opportunities.

Leverage existing market audiences: Assist services that cater to the medical community at the Martin Luther King, Jr. Community Center; Pursue opportunities to create synergy with Fair Park through a potential entertainment district with retail and restaurants.

Outreach: Keep property owners and developers up to date about market trends.

## **Infrastructure**

### *Network Connectivity*

Connect the neighborhood: create safe connections - particularly for pedestrians and bicyclists- between residential areas and transit, commercial areas, shopping, schools, and other key destinations  
Improve internal connectivity

### *Pedestrian & Cyclist Circulation*

Connect the neighborhood: Create safe connections - particularly for pedestrians and bicyclists - between residential areas and transit, commercial areas, shopping, schools, and other key destinations

Pedestrian and bicycle connectivity: Streetscape improvement, landscaping, lighting, bike lanes;  
Improve the pedestrian safety around MLK Station; Continue improvement of sidewalk connectivity and quality.

Emphasize walkable urban form along key mixed-use corridors: Foster creation of a walkable environment through active small-format ground floor uses, building entrances at sidewalk edges and parking setback from public walkways; and Improve ADA accessibility.

Wayfinding: Pedestrian level signage; and Gateway installations.

### *Parking & Traffic*

Emphasize walkable urban form along key mixed-use corridors: Foster creation of a walkable environment through active small-format ground floor uses, building entrances at sidewalk edges and parking set back from public walkways.

### *Street & Streetscape Improvements*

Implement concept streets plan.

Pedestrian and bicycle connectivity: Streetscape improvement, landscaping, lighting, bike lanes.  
Support community livability and safety: Increase lighting, police visibility, and overall "eyes on the street."

Upgrade and expand retail offerings: Incentivize facade improvements and rehabilitation projects to transform street character.

### *Transit-Oriented Development*

Commercial and residential development: MLK, J.B. Jackson, Jr. Transit Center redevelopment, housing, retail and commercial infill, Trunk Avenue and Grand Avenue, Grand Park TOD.

Zoning: Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time; and Review regulations regarding food carts.

### **Land Use**

#### *Architectural Form & Character*

Upgrade and expand retail offerings: Incentivize facade improvements and rehabilitation projects to transform street character.

Emphasize walkable urban form along key mixed-use corridors: Foster creation of a walkable environment through active small-format ground floor uses, building entrances at sidewalk edges and parking set back from public walkways;

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

#### *Targeted Area Plans*

Address underlying community development needs in tandem with implementation area plan strategies.

Zoning: Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

#### *Historic Preservation*

Stimulate economic development: rehabilitate older buildings and identify target uses for vacant lots

#### *Mixed-Use Development*

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

Commercial and residential development: MLK, J.B. Jackson, Jr. Transit Center redevelopment, housing, retail and commercial infill, Trunk Avenue and Grand Avenue, Grand Park TOD.

Stimulate economic development: Pursue catalytic opportunities for commercial and residential development and redevelopment.

Upgrade and expand retail offerings: Incentivize facade improvements and rehabilitation projects to transform street character.



## MLK Jr. Station Area Plan (continued)

Emphasize walkable urban form along key mixed-use corridors: Foster creation of a walkable environment through active small-format ground floor uses, building entrances at sidewalk edges and parking set back from public walkways.

Reinvigorate and broaden housing options: Redevelop older housing and provide additional affordable mixed-use, mixed-income and senior housing options, particularly close to transit.

Zoning: Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time; and Review regulations regarding food carts.

### *Affordable Housing*

Reinvigorate and broaden housing options: Redevelop older housing and provide additional affordable mixed-use, mixed-income and senior housing options, particularly close to transit.

### *Urban Blight & Vacancy*

Stimulate economic development: Rehabilitate older buildings and identify target uses for vacant lots.

## **Natural Resources**

### *Landscape Design & Guidelines*

Develop community facilities, parks and open space: Infill parks and community gardens in areas activated by adjacent retail and commercial uses.

Support community livability and safety: Improve the neighborhood's aesthetic appeal and ambiance with reuse/redevelopment of older buildings, attractive architectural styles, landscaping, public art and gateways.

Open space: Quasi-public open space plazas and pocket park.

Pedestrian and bicycle connectivity: Streetscape improvement, landscaping, lighting, bike lanes.

### *Access to Parks & Recreational Amenities*

Develop community facilities, parks and open space: Develop a community/cultural facility to include recreational amenities and a banquet room for community use; Infill parks and community gardens in areas activated by adjacent retail and commercial uses.

Open space: Quasi-public open space plazas and pocket park.

## **Public Health**

### *Access to Health and Medical Services*

Leverage existing market audiences: Assist services that cater to the medical community at the Martin Luther King, Jr. Community Center.



# South Dallas Mill City Area Planning Report

**Author** MESA  
**Partners** Dallas Area Habitat for Humanity  
**Year Completed** 2013  
**Scale** Neighborhood

## Methodology

On-site observation; windshield survey; community input meetings.

## Influencing Documents/Events

Grow South Initiative; Dallas Morning News (various articles - 1900-2012); Kessler Plan for Dallas; W.P.A. Park's Improvements, Plans for Wahoo Park Community House (1937);

## Community

### *"Culture of Clean"*

Provide recycling stations, possibly in connection with local business. Clean up creek; Clean up yards, parks, vacant lots, and general maintenance enhancements; Require existing retailers to clean up premises; and Create "culture of clean."

### *Community-Based Design Guidelines*

Resident design review: "Community guidelines and standards for new construction."

### *Population Stabilization & Growth*

Encourage positive community interaction.

### *Public Gathering Space*

"Enhance landscape and hardcape areas to define safe gathering spaces"

### *Public Safety*

Enhance safety; Implement community crime watch; and Increase police presence.

## Cultural Assets

### *Neighborhood Gateway & Identity*

Provide community entrance sign. Sub-district definition improvements. Context stabilization; Build pride of place; Establish positive community identity.

## Economic Development

### *Local Business Development & Support*

Encourage desirable businesses.

### *Funding & Financial Incentives*

Market enhancement improvements.

## Education

### *School Facility Improvements*

# South Dallas Mill City Area Planning Report (continued)

Provide safer play equipment and places. School facility improvements.

## *Student Learning*

Strengthen schools.

## **Infrastructure**

### *General Maintenance*

Clean up yards, parks, vacant lots, and general maintenance enhancements.

### *Network Connectivity*

Neighborhood sidewalk system between businesses, parks, and neighborhood.

### *Pedestrian & Cyclist Circulation*

Improve pedestrian circulation/accessibility: Provide crosswalks at intersections; Pedestrian parkway between dead end streets; Provide pedestrian enhancements; Neighborhood sidewalk system between businesses, parks, and neighborhood; and Provide and repair existing sidewalks.

### *Parking & Traffic*

Provide traffic calming at major roads and intersections.

### *Street & Streetscape Improvements*

Provide lighting where needed; Provide street lights; and Street/yard fence and streetscape improvements.

## **Land Use**

### *Architectural Form & Character*

Decorative front yard fencing for new housing, consistent with historic home types.  
Improve overall aesthetic.

### *Historic Preservation*

Decorative front yard fencing for new housing, consistent with historic home types.

### *Land Acquisition*

Land assembly assistance. Private owned/public appropriated lands reuse. Acquire vacant lots for Habitat & new residential development, increase housing options.

### *Mixed-Use Development*

Provide general population with grocery stores, pharmacy, banks, etc. Acquire vacant lots for Habitat & new residential development, increase housing options.

### *Affordable Housing*

Acquire vacant lots for Habitat & new residential development, increase housing options. Increased home ownership.

*Urban Blight & Vacancy*

Blight removal. Acquire vacant lots for Habitat & new residential development, increase housing options. Clean up yards, parks, vacant lots, and general maintenance enhancements.

**Natural Resources**

*Landscape Design & Guidelines*

Acquire vacant lots for community gardens & neighborhood parks. Provide community garden, park, and/or recreational space. Landscape enhancements.

*Access to Parks & Recreational Amenities*

Acquire vacant lots for community gardens & neighborhood parks. Provide community garden, park, and/or recreational space.

Provide community garden, park, and/or recreational space.



# South Dallas Ideal/Rochester Park Community Revitalization Plan

<b>Author</b>	City of Dallas
<b>Partners</b>	Good, Fulton & Farrell Architects
<b>Year Completed</b>	2012
<b>Year Adopted</b>	2012
<b>Scale</b>	Region

## **Methodology**

Public meetings were held between October and December 2012; a SWOT analysis was done with neighborhood leaders, residents and stakeholders.

## **Community**

*Community-Based Design Guidelines*

Foster city-wide participation in redevelopment process.

*Community Services*

Mixed use buildings with neighborhood service office/retail/commercial and rental housing.

*Public Gathering Space*

Improve quality of public infrastructure and public facilities.

*Public Safety*

Improve public safety; and Police satellite station.

## **Cultural Assets**

*Cultural Facilities & Institutions*

Pedestrian amenities, community art and public green space.

## **Economic Development**

*Local Business Development & Support*

Facilitate and promote economic development opportunities for existing residents and businesses.

*Employment & Workforce Development*

Employment and training campus.

*Locally-Sourced Investment*

Leverage resources for strategic neighborhood investment; and Stimulate and attract neighborhood investment.

## **Infrastructure**

*General Maintenance*

Improve quality of public infrastructure and public facilities: Facade improvements; senior housing; targeted infill development on land bank lots, infrastructure improvements and code enforcement within adjacent neighborhood.

### *Pedestrian & Cyclist Circulation*

Pedestrian amenities: community art, public green space, and pedestrian promenade.

### *Street & Streetscape Improvements*

Public infrastructure, street and streetscape improvements.

## **Land Use**

### *Architectural Form & Character*

Improve quality of public infrastructure and public facilities:

Facade improvements; senior housing; targeted infill development on land bank lots, infrastructure improvements and code enforcement within adjacent neighborhood.

### *Regulatory Framework & Zoning*

Address blight through coordinated code compliance and enforcement.

Facade improvements; senior housing; targeted infill development on land bank lots, infrastructure improvements and code enforcement within adjacent neighborhood.

### *Land Acquisition*

Facade improvements; senior housing; targeted infill development on land bank lots, infrastructure improvements and code enforcement within adjacent neighborhood.

### *Mixed-Use Development*

Mixed use buildings with neighborhood service office/retail/commercial and rental housing. Assemble vacant tax delinquent land for redevelopment.

### *Density*

Mixed use buildings with neighborhood service office/retail/commercial and rental housing.

### *Affordable Housing*

Improve quality of housing. Facade improvements; senior housing; targeted infill development on land bank lots, infrastructure improvements and code enforcement within adjacent neighborhood.

Habitat infill housing. Mixed use buildings with neighborhood service office/retail/commercial and rental housing.

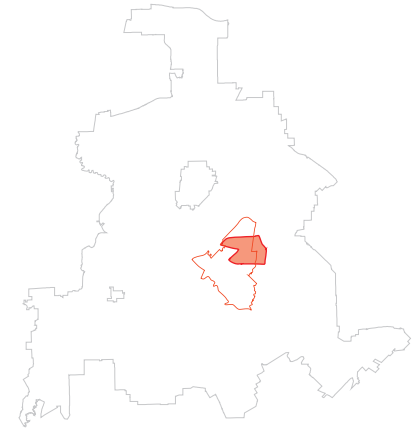
### *Urban Blight & Vacancy*

Address blight through coordinated code compliance and enforcement. Assemble vacant tax delinquent land for redevelopment.

## **Natural Resources**

### *Landscape Design & Guidelines*

Pedestrian amenities, community art and public green space.



# South Dallas/Greater Fair Park Community Revitalization Plan

<b>Author</b>	City of Dallas
<b>Partners</b>	Good, Fulton and Farrell Architects
<b>Year Completed</b>	2012
<b>Year Adopted</b>	2012
<b>Scale</b>	Region

## **Methodology**

Public meetings were held between October and December 2012; a SWOT analysis was done with neighborhood leaders, residents and stakeholders

## **Community**

### *Community-Based Design Guidelines*

Foster city-wide participation in redevelopment process.

### *Quality of Life Issues*

Leverage resources for strategic neighborhood investment.

### *Community Services*

Improve quality of public infrastructure and public facilities.

### *Public Safety*

Improve public safety; and Community prosecution program.

## **Cultural Assets**

### *Neighborhood Gateway & Identity*

Landscaping, beautification, and gateway improvements.

## **Economic Development**

### *Local Business Development & Support*

Facilitate and promote economic development opportunities for existing residents and businesses retail; local business support.

### *Locally-Sourced Investment*

Leverage resources for strategic neighborhood investment; and Stimulate and attract neighborhood investment.

## **Infrastructure**

### *General Maintenance*

Improve quality of public infrastructure and public facilities.

### *Network Connectivity*

Strengthen linkages between land use and transportation.



*Street & Streetscape Improvements*

Street improvements: Jubilee Park, Owenwood, Dolphin Heights, Congo Street.

*Transit-Oriented Development*

Hatcher Square TOD mixed-use development; and Second Avenue entertainment district.

Strengthen linkages between land use and transportation.

**Land Use**

*Regulatory Framework & Zoning*

Address blight through coordinated code compliance and enforcement.

*Land Acquisition*

Land bank program activities: Frazier Courtyards single family development; Congo Street single family development; DHA Frazier Courts housing community; Carpenter's Point Frazier/Berean Senior Housing; Jubilee Senior Housing; and Spring Avenue Redevelopment.

*Mixed-Use Development*

Hatcher Square TOD mixed-use development; and Second Avenue entertainment district.

Assemble vacant tax delinquent land for redevelopment.

*Affordable Housing*

Land bank program activities: Frazier Courtyards single family development; Congo Street single family development; DHA Frazier Courts housing community; Carpenter's Point Frazier/Berean Senior Housing; Jubilee Senior Housing; and Spring Avenue Redevelopment.

Improve quality of housing.

*Urban Blight & Vacancy*

Improve quality of housing.

Address blight through coordinated code compliance and enforcement.

Assemble vacant tax delinquent land for redevelopment.

**Natural Resources**

*Landscape Design & Guidelines*

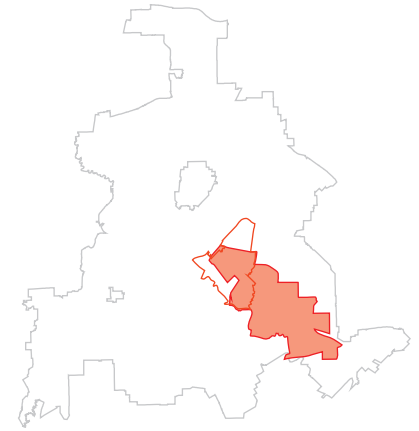
Landscaping, beautification, and gateway improvements.

*Access to Parks & Recreational Amenities*

Park improvements at Owenwood Park and Parkview Park.



# Mayor’s Southern Task Force: Interim Report



**Partners** City of Dallas  
**Year Completed** 2009  
**Scale** Neighborhood

## Methodology

Progress report on first 10 months with initial findings of 13 “citizen teams”  
 “...working to identify and isolate the system’s disincentives for outside private investment; ... attempts to bridge community and economic development efforts;” includes SWOT analysis and project proposals.

## Influencing Documents/Events

City of Dallas Bond Programs; TIF Districts; Reinvesting in the Dallas Southern Sector: Southern Sector Initiative (1997); Realizing Potential: A Framework for Enhancing the Southern Portion of Dallas (2008)

## Community

### Public Safety

Goals: Increase the safety perception of the general business retail area; Increase business revenues for retail business located near Fair Park campus; and Increased business retail growth in the area.

Outcomes: Reduced crime; and Improved business.

Project: Installation of a camera surveillance system, at strategic locations, within the South Dallas/Fair Park area, monitored by the City of Dallas Police Department.

## Economic Development

### Locally-Sourced Investment

Retail; Jobs; Mixed-income communities

## Land Use

### Mixed-Use Development

Goals: Increase the safety perception of the general business retail area; Increase business revenues for retail business located near Fair Park campus; and Increased business retail growth in the area.

Outcomes: Reduced crime; and Improved business.



## South Dallas Action Plan: Dallas, TX

<b>Author</b>	Antonio Di Mambro and Associates
<b>Partners</b>	South Dallas H.O.P.E. Initiative
<b>Year Completed</b>	2009
<b>Scale</b>	Region

### **Methodology**

Community task force (leaders, stakeholders, residents, business owners); community reporting and workshops at the completion of each phase (3 total); 12 week process.

### **Influencing Documents/Events**

"City of Dallas' planned major transportation roadway infrastructure projects;" Trinity Parkway Toll Road - cutting through South Dallas; strategic plans for Frazier, Jubilee, Bonton, and Forest Heights; Bonton Neighborhood Plan; St. Phillips Community Development Strategy

### **Community**

#### *Community Development & Revitalization*

Leverage planned infrastructure projects for revitalization efforts. Neighborhood consolidation, revitalization and infill.

#### *Community Services*

Region highways and arterials provides access to downtown and can facilitate creation of local employment and service centers.

#### *Community-based Organizations*

Using past planning efforts for momentum towards positive changes; Recent redevelopment efforts by philanthropic organizations and neighborhood associations.

#### *Public Gathering Space*

Improve connections to Trinity River; Establish memorable gateways into the area; and Beautify the public realm.

### **Cultural Assets**

#### *Neighborhood Gateway & Identity*

Improve connections to Trinity River; Establish memorable gateways into the area; and Beautify the public realm.

### **Economic Development**

#### *Local Business Development & Support*

Economic development district: Relocate incompatible uses and create economic development zones.

#### *Employment & Workforce Development*

Region highways and arterials provides access to downtown and can facilitate creation of local employment and service centers.

# South Dallas Action Plan: Dallas, TX (continued)

## **Infrastructure**

### *Network Connectivity*

Leverage planned infrastructure projects for revitalization efforts.

Rebuild the arterials and reconnect neighborhoods; Buffer the community from highways and proposed infrastructure; and Create transportation choices.

Region highways and arterials provides access to downtown and can facilitate creation of local employment and service centers.

### *Street & Streetscape Improvements*

Rebuild the arterials and reconnect neighborhoods; Buffer the community from highways and proposed infrastructure; and Create transportation choices.

Region highways and arterials provides access to downtown and can facilitate creation of local employment and service centers.

## **Land Use**

### *Mixed-Use Development*

Industrial properties south of Lamar Street; SM Wright gateway and residential edge of SM Wright freeway; MLK Boulevard; Park Row Neighborhood.

Neighborhood consolidation, revitalization and infill. Relocate incompatible uses and create economic development zones. Consolidate and densify the residential core and develop new neighborhoods.

Build on recent redevelopment efforts by philanthropic organizations and neighborhood associations.

### *Density*

Consolidate and densify the residential core and develop new neighborhoods.

## **Natural Resources**

### *Access to Natural Ecosystems*

Trinity River is an invaluable natural resource for recreational amenities.

Improve connections to Trinity River; Establish memorable gateways into the area; and Beautify the public realm.

### *Trinity Parkway*

Trinity toll road and existing corridors. Leverage planned infrastructure projects for revitalization efforts. Trinity River is an invaluable natural resource for recreational amenities.



# Trinity River Corridor Comprehensive Land Use Plan

<b>Author</b>	City of Dallas
<b>Partners</b>	HNTB Corporation; Economics Research Associates; Good, Fulton and Farrell Architects; J-QUAD Associates; Michael Buckley, AIA; Jonathan Barnett, AIA
<b>Year Completed</b>	2005 (revised 2009)
<b>Year Adopted</b>	2005
<b>Scale</b>	Region

## Methodology

2000-2005; detailed research report; extensive and inclusive public involvement program (100+ participants) included business leaders, residents, and professionals.

## Influencing Documents/Events

2050 Vision (North Texas Council of Governments); The Trinity River Corridor: Approaches to Benefit Capture; The Trinity River Corridor: Market Analysis and 20 Year Redevelopment Planning Targets; Housing Strategies; Target Industry/Cluster Industry Analysis; Phase 3: Trinity River Corridor - 2050 Vision and Cost-Benefit Analysis; Fiscal and Economic Impacts of Proposed Recreation and Transportation Initiatives in the Trinity River Corridor; Dallas, TX; A Comparative Analysis of the Trinity River Project Options; Trinity River Urban Design and Transportation Study: Potential Urban Design Refinements for the Comprehensive Use and Urban Design Plan; Land Use Scenarios Alternatives Analysis; Opportunity Area Report; Initial Research: Redevelopment Tools for the Trinity River Corridor; Trinity River Corridor Fiscal and Economic Impact Analysis Balanced Vision Plan and Update of 2002 Analysis.

## Community

### *Community Services*

Retail and community oriented services along MLK.

### *Public Gathering Space*

Riverwalk (San Antonio) style development along open space and sumps.

## Cultural Assets

### *Cultural Districts*

Restaurants, retail, shops, and entertainment development (creation of a destination area as a result of new roadway).

Entertainment, retail, office and commercial development along new roadway.

### *Neighborhood Gateway & Identity*

Extension of levees for flood protection.

New roadway: Trinity Parkway route through neighborhood; and Streetscape improvements on Lamar. New gateway at I-45 and Lamar; Trail connection along Hatcher Street.

## Economic Development

### *Local Business Development & Support*

# Trinity River Corridor Comprehensive Land Use Plan (continued)

Objectives: Reconnect North and South Dallas; Establish the role of economic development along the Trinity River; Create a vibrant central city; Establish the Trinity River floodplain as the front yard of the city; and Enhance the city's urban form to increase the appeal of urban life.

## *Funding & Financial Incentives*

Strategies for Action: Capital investments; Redevelopment authorities; Special plans and studies; Tax increment financing districts.

## **Infrastructure**

### *General Maintenance*

Extension of levees for flood protection.

New roadway: Trinity Parkway route through neighborhood; and Streetscape improvements on Lamar.  
New gateway at I-45 and Lamar; Trail connection along Hatcher Street.

### *Network Connectivity*

New roadway: Trinity Parkway route through neighborhood; and Streetscape improvements on Lamar.  
New gateway at I-45 and Lamar; Trail connection along Hatcher Street.

Objectives: Reconnect North and South Dallas; Establish the role of economic development along the Trinity River; Create a vibrant central city; Establish the Trinity River floodplain as the front yard of the city; and Enhance the city's urban form to increase the appeal of urban life.

### *Pedestrian & Cyclist Circulation*

Landscaping and pedestrian amenities.  
Levee top promenade and overlook.

### *Street & Streetscape Improvements*

Extension of levees for flood protection.

New roadway: Trinity Parkway route through neighborhood; and Streetscape improvements on Lamar.  
New gateway at I-45 and Lamar; Trail connection along Hatcher Street.

Street improvements and landscaping along Bexar, Municipal, Rochester, Woodville, and Valentine.  
Streetscape improvements along Cadiz, Industrial, and Corinth.

## **Land Use**

### *Architectural Form & Character*

New urban design features.

Objectives: Reconnect North and South Dallas; Establish the role of economic development along the Trinity River; Create a vibrant central city; Establish the Trinity River floodplain as the front yard of the city; and Enhance the city's urban form to increase the appeal of urban life.

### *Mixed-Use Development*

Entertainment, retail, office and commercial development along new roadway.

Restaurants, retail, shops, and entertainment development (creation of a destination area as a result of new roadway). Retail and community oriented services along MLK.

Mixed-use development on Bexar St.

Strategies for Action: Capital investments; Redevelopment authorities; Special plans and studies; Tax increment financing districts.

### **Natural Resources**

#### *Landscape Design & Guidelines*

Landscaping and pedestrian amenities.

Landscaping to buffer adjacent neighborhoods to the Trinity Parkway.

Riverwalk (San Antonio) style development along open space and sumps.

Street improvements and landscaping along Bexar, Municipal, Rochester, Woodville, and Valentine.

#### *Trinity Parkway*

Restaurants, retail, shops, and entertainment development (creation of a destination area as a result of new roadway).

Entertainment, retail, office and commercial development along new roadway.

Landscaping to buffer adjacent neighborhoods to the Trinity Parkway.

Objectives: Reconnect North and South Dallas; Establish the role of economic development along the Trinity River; Create a vibrant central city; Establish the Trinity River floodplain as the front yard of the city; and Enhance the city's urban form to increase the appeal of urban life.

#### *Access to Parks & Recreational Amenities*

Trail system to include: Buckeye Trail, Rochester Park, entry to Trinity River.



# Frazier Courts Neighborhood Development Strategy

**Author** Antonio Di Mambro + Associates, Inc.  
**Partners** Frazier Redevelopment Steering Committee  
**Year Completed** April 2004  
**Scale** Neighborhood

## Methodology

24 week process, in three 8-week phases (information gathering and synthesis, envisioning, and articulation of masterplan). Engagement - on-site observation; resident and stakeholder interviews; windshield surveys; community workshops at the end of each phase.

## Influencing Documents/Events

DHA Frazier Courts Redevelopment; Fair Park Master Plan; 2nd Avenue Redevelopment; DART proposed light rail stations.

## Community

### *Community Services*

Services: Expanded services to elderly and teenage demographics; and Faith-based community services.

### *Public Gathering Space*

Public Space: Creation of a "town center" at Spring Avenue and Lagow Street; Strengthened community nodes along Scyene Road and Robert B. Cullum Avenue; and Addition of pedestrian crossings.

## Cultural Assets

### *Neighborhood Gateway & Identity*

Gateway commercial development: Creation of "gateways" at key intersections/entries to the area to signify arrival.

Increased connection in/out of neighborhood and in/out of Frazier Courts; Creation of a "town center" at Spring Avenue and Lagow Street; and Srenghened community nodes along Scyene Road and Robert B. Cullum Avenue;

Identify and consolidate "sub-neighborhoods."

## Education

### *School Facility Improvements*

School expansion; and modernized facilities.

## Infrastructure

### *Network Connectivity*

Addition of a parallel road to 2nd street; Rebuilding of neighborhood corridors; and Increased connection in/out of neighborhood and in/out of Frazier Courts;



*Pedestrian & Cyclist Circulation*

Creation of a “town center” at Spring Avenue and Lagow Street; Strengthened community nodes along Scyene Road and Robert B. Cullum Avenue; and Addition of pedestrian crossings.

*Parking & Traffic*

traffic flow; parking; connectivity; public transit; corridor redevelopment

*Street & Streetscape Improvements*

Addition of a parallel road to 2nd street; Rebuilding of neighborhood corridors; and Increased connection in/out of neighborhood and in/out of Frazier Courts.

**Land Use**

*Mixed-Use Development*

Commercial and light industrial development; Gateway commercial development; and Increased density of development along 2nd street.

*Density*

Increased density of development along 2nd street.

*Affordable Housing*

Infill single-family housing and row housing; and Replace and repair existing substandard housing stock.

*Urban Blight & Vacancy*

Infill single-family housing and row housing; and Replace and repair existing substandard housing stock.

**Natural Resources**

*Access to Natural Ecosystems*

Transform flood channel and railroad corridors to linear parks and walking paths; and Create two community greens and a nature reserve.



# Jubilee Park Neighborhood Development Strategy

**Author** Antonio Di Mambro + Associates, Inc.  
**Partners** Jubilee Park and Community Center Corporation; Jubilee Park United Peoples Association; Jubilee Steering Committee; Jubilee Housing Task Force  
**Year Completed** April 2004  
**Scale** Neighborhood

## Methodology

24 week process, in three 8-week phases (information gathering and synthesis, envisioning, and articulation of masterplan). Engagement - on-site observation; resident and stakeholder interviews; windshield surveys; community workshops at the end of each phase.

## Influencing Documents/Events

The Dallas Plan, 2004; South Dallas/Fair Park Economic Development Corridor Plan, 2001; Fair Park Comprehensive Master Plan, 2003; The Fair Park Development Plan, 1991; University Park Master Plan, 1989; 2000 US Census

## Community

### *Population Stabilization & Growth*

Increase population in the Jubilee Park Neighborhood.

### *Community Services*

East Grand Avenue (near OM Roberts):

Reconfigure traffic flow and parking; Rebuild to provide services to neighborhood residents; and Add or encourage retail.

## Cultural Assets

### *Neighborhood Gateway & Identity*

Public Realm: Alley improvements; Maintenance of shared public spaces; Consider “gateway” development at three locations in the neighborhood to signify arrival/clarify identity.

## Infrastructure

### *General Maintenance*

Public Realm: Alley improvements; Maintenance of shared public spaces; Consider “gateway” development at three locations in the neighborhood to signify arrival/clarify identity.

### *Parking & Traffic*

East Grand Avenue (near OM Roberts):

Reconfigure traffic flow and parking; Rebuild to provide services to neighborhood residents; and Add or encourage retail.

### *Street & Streetscape Improvements*

Public Realm: Alley improvements; Maintenance of shared public spaces; Consider “gateway” development at three locations in the neighborhood to signify arrival/clarify identity.

## **Land Use**

### *Mixed-Use Development*

South Carroll Avenue: Densify and augment existing commercial activity in the area, and adjacent south-west area with small business and mixed use development.

East Grand Avenue (near OM Roberts):

Reconfigure traffic flow and parking; Rebuild to provide services to neighborhood residents; and Add or encourage retail.

### *Density*

Housing: Infill single family housing; Reduce vacancy; Replace and repair existing substandard housing; and Consolidate residential core.

South Carroll Avenue:

Densify and augment existing commercial activity in the area, and adjacent south-west area with small business and mixed use development.

### *Affordable Housing*

Housing: Infill single family housing; Reduce vacancy; Replace and repair existing substandard housing; and Consolidate residential core.

South Carroll Avenue: Locate much needed senior housing in this area.

### *Urban Blight & Vacancy*

Housing: Infill single family housing; Reduce vacancy; Replace and repair existing substandard housing; and Consolidate residential core.



# Fair Park Comprehensive Development Plan

**Author** Hargreaves Associates  
**Partners** Carter & Burgess; Chan Krieger and Associates; Home Team Productions; Architexas; Thompson & Younger; NBBJ Sports and Entertainment ; BBC Research and Consulting; Thos. S. Byrne, Inc; Baker Consulting Associates; Charles F. McAfee; Jaster Quintanilla and Associates, Inc; Nathan D. Maier Consulting Engineers, Inc.  
**Year Completed** 2003  
**Scale** Neighborhood

**Methodology**  
Site analysis; use pattern studies; historic fabric analysis; market and business analysis; precedent studies; interviews with campus directors; workshops with interest groups; public questionnaire; three public meetings; historic preservation approvals

**Influencing Documents/Events**  
The Renaissance Plan (Dallas Parks and Recreation); State Fair Master Plan; Precedent Studies - Balboa Park (San Diego, CA); Grant Park (Chicago, IL); Prater Park (Vienna); Sydney Olympics; Park de la Villette (Paris); Forest Park (St. Louis, MO); Art Deco Historic District (Miami, FL); Soldier Field (Chicago, IL); Vondelpark (Amsterdam); Golden Gate Park (San Francisco, CA); Central Park (NY); Exposition Park (Los Angeles, CA)

**Community**  
*Community Development & Revitalization*  
Revitalize and preserve the Fair Park campus: Restore esplanade lights and fountains; Improve the pedestrian experience; Preserve historic gates and boundaries; and Revitalize the Swine Building and Agrarian Way.

*Community Services*  
Nurture and promote existing cultural institutions; Promote a variety of programming; Provide community and family programming; and Allow the State Fair Master Plan to achieve its objectives.

*Public Gathering Space*  
Create playing fields and community center as a space for special events; and Develop “greener” parking on the east side of the park.

**Cultural Assets**  
*Cultural Facilities & Institutions*  
Nurture and promote existing cultural institutions: Promote a variety of programming; Allow State Fair Master Plan to achieve its objectives; Provide community and family programming.

Keep museums in the park: allow for expansions, provide parking, outdoor exhibit space and campus enhancements; Restore and maintain lagoon area, improving the pedestrian experience around the lagoon; and Increase green space; allow for museum expansions.

Enhance the use of the Midway for multi-purpose, year-round festival space; with improved infrastructure and appliances for events; create a visitor center; and enhance connections with Smirnoff Amphitheater (now Gexa Energy Pavilion) and the lagoon area.

#### *Cultural Districts*

Year round activity and attractions: Extend visitor stay and repeat visits; Create comprehensive strategy(ies) for dedicated funding sources, revenue generation, and partnerships; and Establish synergy among institutions and stakeholders to garner political support.

#### *Neighborhood Gateway and Identity*

New entrances to the park with below grade parking, marketplace; fountains, revitalized lagoon area and an in-park shuttle system; and New northern access spine and gateway, encouraging development in the northwest corner.

### **Economic Development**

#### *Local Business Development and Support*

Enhance the use of the Midway for multi-purpose, year-round festival space; with improved infrastructure and appliances for events; a visitor center; and enhanced connections with Smirnoff Amphitheater (now Gexa Energy Pavilion) and the lagoon area

#### *Funding*

Year round activity and attractions: Extend visitor stay and repeat visits; Create comprehensive strategy(ies) for dedicated funding sources, revenue generation, and partnerships; and Establish synergy among institutions and stakeholders to garner political support.

### **Infrastructure**

#### *General Maintenance*

Keep museums in the park: allow for expansions, provide parking, outdoor exhibit space and campus enhancements;  
Restore and maintain lagoon area, improving the pedestrian experience around the lagoon;  
Increase green space; allow for museum expansions.

Preservation: Allow for adaptation and growth with new development; Reconstruct missing structures and rehabilitation; Maintenance program; and Communicate historic legacy to visitors.

#### *Network Connectivity*

Enhance connections with Smirnoff Amphitheater (now Gexa Energy Pavilion) and the lagoon area. Connect the museum campus with the new DART stations at MLK and Parry Ave.

#### *Pedestrian and Cyclist Circulation*

Revitalize and preserve the Fair Park campus: Restore esplanade lights and fountains; Improve the pedestrian experience; Preserve historic gates and boundaries; and Revitalize the Swine Building and Agrarian Way.

# Fair Park Comprehensive Development Plan (continued)

Restore and maintain lagoon area, improving the pedestrian experience around the lagoon.

Improve quality of streetscape: Create landscape corridors into and out of the park; Roads/rail/bike path/green trail improvements and connections; Signage and wayfinding; and Provide an in-park shuttle.

Narrow median of RB Cullum and create safer pedestrian crossings.

## *Parking & Traffic*

New entrances to the park with below grade parking, marketplace; fountains, revitalized lagoon area and an in-park shuttle system; and Develop “greener” parking on the east side of the park.

## *Public Transportation*

Connect the museum campus with the new DART stations at MLK and Parry Ave.; New entrances to the park with below grade parking, marketplace; fountains, revitalized lagoon area and an in-park shuttle system.

## *Street & Streetscape Improvements*

Improve quality of streetscape; Create landscape corridors into and out of the park; Roads/rail/bike path/green trail improvements and connections; Signage and wayfinding; and Provide an in-park shuttle.

Streetscape improvements in adjacent neighborhood.

## **Land Use**

### *Historic Preservation*

Preservation: Allow for adaptation and growth with new development; Reconstruct missing structures and rehabilitation; Maintenance program; and Communicate historic legacy to visitors.

Revitalize and preserve the Fair Park campus: Restore esplanade lights and fountains; Improve the pedestrian experience; Preserve historic gates and boundaries; and Revitalize the Swine Building and Agrarian Way.

New northern access spine and gateway, encouraging development in the northwest corner.

## **Natural Resources**

### *Landscape Design and Guidelines*

Improve quality of streetscape: Create landscape corridors into and out of the park; Roads/rail/bike path/green trail improvements and connections; Signage and wayfinding; and Provide an in-park shuttle.

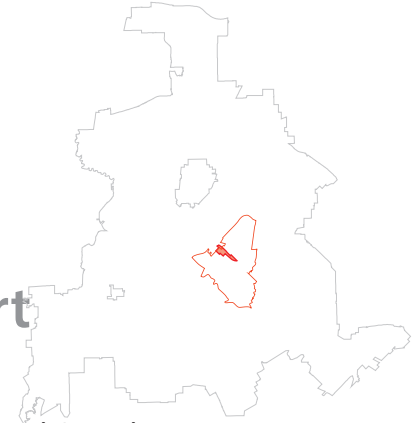
Keep museums in the park: allow for expansions, provide parking, outdoor exhibit space and campus enhancements; Restore and maintain lagoon area, improving the pedestrian experience around the lagoon; and Increase green space; allow for museum expansions.

*Access to Parks & Recreational Amenities*

Keep museums in the park: allow for expansions, provide parking, outdoor exhibit space and campus enhancements; Restore and maintain lagoon area, improving the pedestrian experience around the lagoon; and Increase green space; allow for museum expansions.

Improve quality of streetscape: Create landscape corridors into and out of the park; roads/rail/bike path/green trail improvements and connections; Signage and wayfinding; and Provide an in-park shuttle.

Create playing fields and community center as a space for special events; and Develop “greener” parking on the east side of the park.



# South Dallas/Fair Park Entertainment District Study: Final Report

**Author** Hargreaves Associates  
**Partners** Carter & Burgess; Chan Krieger and Associates; BBC Research and Consulting; Baker Consulting Associates  
**Year Completed** 2003  
**Scale** Region

**Methodology**  
Parallel study; community stakeholder group served advisory role.

**Influencing Documents/Events**  
Parallel study/evaluation of entertainment districts in adjacent neighborhoods; 1995 community needs assessment; The Southern Sector Initiative (1997); South Dallas/Fair Park Economic Development Corridor Plan (2001); Phase One Report, South Dallas Moratorium (2000); South Dallas/Fair Park LRT Station Summary Report (1999)

**Community**  
*Community-Based Design Guidelines*  
Implementation: Develop design standards; Local oversight of development; Funding; Business support initiatives; Marketing plan; Public safety and infrastructure maintenance plan.

*Community Services*  
Second Avenue Entertainment District - infill housing; community retail services; large retail/entertainment anchor at Scyene and Second Avenue

**Cultural Assets**  
*Cultural Districts*  
Goal: "to develop an Afro-centric Cultural District that offers a mixture of entertainment, retail, restaurant, and personal service venues that economically benefits the South Dallas/Fair Park neighborhood and creates synergy with Fair Park."

Market study; Restaurants, retail, and public improvements; and Entertainment anchors.

Neighborhood Gateway & Identity  
Market study; Restaurants, retail, and public improvements; and Entertainment anchors.

Second Avenue Entertainment District - infill housing; community retail services; large retail/entertainment anchor at Scyene and Second Avenue

**Economic Development**  
*Funding & Financial Incentives*  
Implementation: Develop design standards; Local oversight of development; Funding; Business support initiatives; Marketing plan; Public safety and infrastructure maintenance plan.



## **Infrastructure**

### *General Maintenance*

Implementation: Develop design standards; Local oversight of development; Funding; Business support initiatives; Marketing plan; Public safety and infrastructure maintenance plan.

### *Pedestrian & Cyclist Circulation*

Fourth Avenue as a traffic and pedestrian connection to DART transit.

### *Parking & Traffic*

Second Avenue Entertainment District surface parking.

### *Public Transportation*

Fourth Avenue as a traffic and pedestrian connection to DART transit.

## **Land Use**

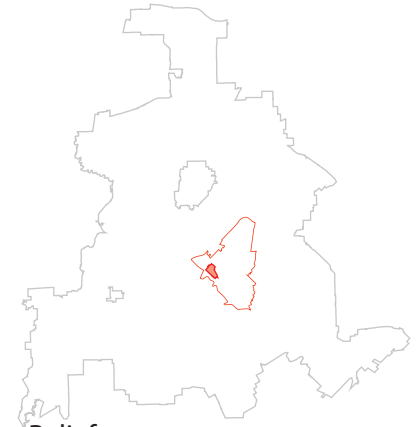
### *Mixed-Use Development*

Grand Avenue/Fourth Street Corridor: Retail development; and Infill residential.  
Market study; Restaurants, retail, and public improvements; and Entertainment anchors.

Implementation: Develop design standards; Local oversight of development; Funding; Business support initiatives; Marketing plan; Public safety and infrastructure maintenance plan.

### *Affordable Housing*

Grand Avenue/Fourth Street Corridor: Retail development; and Infill residential.



# St. Philips Long Range Development Plan

**Author** Antonio Di Mambro & Associates, Inc.  
**Partners** St. Philips Neighborhood Development Corporation; Operation Relief Community Development Corporation  
**Year Completed** 2003  
**Scale** Neighborhood

## Methodology

24 week process, in three 8-week phases (information gathering and synthesis, envisioning, and articulation of masterplan). Engagement - on-site observation; resident and stakeholder interviews; windshield surveys; community workshops at the end of each phase.

## Community

### *Public Gathering Space*

Gateway of commercial and mixed use develop at the intersection of Ervay and Grand with a central promenade between Ervay and Colonial. Creation of town centers.

Supporting the creation of community organizations and public space.

## Cultural Assets

### *Neighborhood Gateway & Identity*

Commercial gateway and mixed-use development at the intersection of Ervay and Grand, with a central promenade along Ervay and Colonial.

## Economic Development

### *Local Business Development & Support*

Commercial gateway and mixed use development at the intersection of Ervay and Grand, with a central promenade along Ervay and Colonial.

## Infrastructure

### *Street & Streetscape Improvements*

Tree lined streets and boulevards; alignment of Colonial Avenue with the historic street grid.

## Land Use

### *Architectural Form & Character*

Development activating the street frontage along Ervay and Grand.

### *Mixed-Use Development*

Commercial gateway and mixed use development at the intersection of Ervay and Grand, with a central promenade along Ervay and Colonial.

Mixed use development along MLK and Lamar street; residential, commercial, and retail development. Light manufacturing along Lamar street.

*Land Acquisition*

Property ownership; Creation of higher-density structures.

*Mixed Use Development*

Infill and increase in density.

Commercial gateway and mixed use development at the intersection of Ervay and Grand, with a central promenade along Ervay and Colonial.

Mixed use development along MLK and Lamar; residential, commercial, and retail development. Light manufacturing along Lamar street.

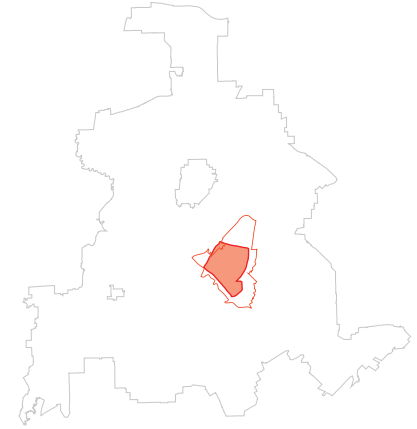
*Affordable housing*

Senior housing “clusters” and apartments; infill single-family housing.

**Natural Resources**

*Landscape Design & Guidelines*

Tree lined streets and boulevards; alignment of Colonial Avenue with the historic street grid.



# South Dallas/Fair Park Economic Development Corridor Plan

**Author** J QUAD & Associates; Stanland and Associates  
**Year Completed** 2001  
**Scale** Regional

## Methodology

Analysis of current revitalization initiatives and current conditions; land use analysis; Texas Alcoholic Beverages Commission permitting data; regulatory documents; crime; code compliance.

## Influencing Documents/Events

South Dallas Moratorium, Phase One Report

## Community

*"Culture of Clean"*

Improve basic attributes: clean streets, maintained buildings, safe environment.

*Community Services*

Neighborhood oriented retail and office development.

## Cultural Assets

*Cultural Districts*

Business and retail development; Entertainment anchors; and Financing and public/private partnership and support.

Encourage corridor reinvestment: Encouraging new and existing businesses along Grand, MLK, R.B. Cullum, and DART station at Trunk Street; and Entertainment anchors (such as a movie theater or performance hall).

## Economic Development

*Local Business Development & Support*

Create economic development strategies to encourage desirable development along business corridors. Public/private partnerships; leveraged funding; infrastructure improvement; and business financing.

*Funding & Financial Incentives*

City intervention and support: Identifying creative financing structures to attract approved uses to the District; Expand community development corporation involvement; Increase financing using federal and private sector resources; Expand use of SDDC and BAC programs; Increase regulatory enforcement and public sector initiatives; expand strategic partnerships; expand use of PID and TIF funds.

Financial support and technical assistance: expand programs like Southern Dallas Development Corporation (SDDC); Business Assistance Centers (BAC); South Dallas/Fair Park Trust Fund.

Increased resources: Federal economic development activity funding; City incentive programs; Public/private partnerships; leveraged funding; infrastructure improvement; and business financing.

### *Locally-Sourced Investment*

Encourage corridor reinvestment: Encouraging new and existing businesses along Grand, MLK, R.B. Cullum, and DART station at Trunk Street; and Entertainment anchors (such as a movie theater or performance hall).

Financial support and technical assistance: expand programs like Southern Dallas Development Corporation (SDDC); Business Assistance Centers (BAC); South Dallas/Fair Park Trust Fund.

### *Partnerships*

Increased resources: Federal economic development activity funding; City incentive programs Business and retail development; Entertainment anchors; Financing and public/private partnership and support.

Public/private partnerships; leveraged funding; infrastructure improvement; and business financing.

## **Infrastructure**

### *General Maintenance*

Improve basic attributes: clean streets, maintained buildings, safe environment. Public/private partnerships; leveraged funding; infrastructure improvement; and business financing.

### *Network Connectivity*

Address impacts of high intensity land uses along commercial corridors in adjacent residential neighborhoods through a Planned Development District.

Encourage corridor reinvestment: Encouraging new and existing businesses along Grand, MLK, R.B. Cullum, and DART station at Trunk Street; and Entertainment anchors (such as a movie theater or performance hall).

### *Parking & Traffic*

Parking, landscaping, streetscape improvements.

### *Street & Streetscape Improvements*

Improve basic attributes: clean streets, maintained buildings, safe environment; and Parking, landscaping, streetscape improvements.

## **Land Use**

### *Mixed-Use Development*

Address impacts of high intensity land uses along commercial corridors in adjacent residential neighborhoods through a Planned Development District.

Encouraged mixed use development, heavy commercial and light industrial development as appropriate along Regional Service Corridors: Mixed commercial, office, and retail development; and Neighborhood oriented retail and office development.

# South Dallas/Fair Park Economic Development Corridor Plan (continued)

City intervention and support: Identifying creative financing structures to attract approved uses to the District; Expand community development corporation involvement; Increase financing using federal and private sector resources; Expand use of SDDC and BAC programs; Increase regulatory enforcement and public sector initiatives; expand strategic partnerships; expand use of PID and TIF funds.

Business and retail development; Entertainment anchors; Financing and public/private partnership and support.

Mixed commercial, office, and retail development; encouraged mixed use development, heavy commercial and light industrial development as appropriate along Regional Service Corridors.

## *Density*

Address impacts of high intensity land uses along commercial corridors in adjacent residential neighborhoods through a Planned Development District.

## **Natural Resources**

### *Landscape Design & Guidelines*

Parking, landscaping, streetscape improvements.



## Texas Instruments LEAP Program

<b>Author</b>	Texas Instruments Foundation
<b>Partners</b>	Dallas Citizens Council; Greater Dallas Chamber of Commerce; JC Penney Company; O'Donnell Foundation; Dallas Public Schools; UTD; Temple ISD; Texas Instruments; Frazier Elementary School; Head Start of Greater Dallas; Southern Methodist University
<b>Year Completed</b>	1998 (1996)
<b>Scale</b>	Neighborhood

### Methodology

'Model" preschool program (Margaret H. Cone Head Start Center); enhanced school-business partnerships with Frazier Elementary School; programs ran from 1990-1996.

### Influencing Documents/Events

Goals 2000; A Nation at Risk (1983)

### Community

#### *Community Services*

Social Services/Parental Involvement - two full time social workers; screening for necessary emergency assistance; adult education and financial services; parent volunteering; parent meetings and support groups

### Economic Development

#### *Employment & Workforce Development*

Teacher training, on-site modeling by volunteers, parent workshops, and expandable lesson plans; Coordination with local elementary schools; and Language enrichment curriculum.

#### *Partnerships*

Enhanced school-business partnerships; preschool; k-3. Businesses need to be more effective in their individual school support activities.

### Education

#### *Parent Engagement*

Businesses need to be more effective in their individual school support activities; Enhanced school-business partnerships from preschool to k-3. Transition - continuing program to elementary level education

Health: Full time staff nurse practitioner, student health education, parent and staff health education; and Nutrition program.

Key task: improvement implementation through "managed change."

Education: Teacher training, on-site modeling by volunteers, parent workshops, and expandable lesson plans; Coordination with local elementary schools; and Language enrichment curriculum.

Social Services/Parental Involvement: Two full time social workers; Screening for necessary emergency assistance; Adult education and financial services; Parent volunteering; and Parent meetings and support groups.

#### *Student Learning*

Education: Teacher training, on-site modeling by volunteers, parent workshops, and expandable lesson plans; Coordination with local elementary schools; and Language enrichment curriculum.

Key task: improvement implementation through "managed change."

Evaluation: monitoring and standardized testing.

"To achieve significant performance gain for the total system, significant improvements must occur in a significant percentage of the total school system...It is concluded that ALL children with the capacity to learn, can learn to read at grade level by the end of 3rd grade."

#### **Public Health**

##### *Access to Health and Medical Services*

Health: Full time staff nurse practitioner, student health education, parent and staff health education; and Nutrition program.

##### *Physical Health and Healthy Lifestyles*

Health: Full time staff nurse practitioner, student health education, parent and staff health education; and Nutrition program.



