

CPC forwardDallas! Recommendation with Staff Analysis

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SECTION	CPC RECOMMENDED CHANGE	STAFF ANALYSIS
1. Vision p. 7	Add: forwardDallas! builds from other plans such as The 1994 Dallas Plan, the 1987 City of Dallas Growth Policy Plan, the recently adopted Trinity River Plan, the Strategic Engagement Economic Development Plan and the many small area plans such as the Inside the Loop Plan, Arts District Plan, and the Fair Park Comprehensive Development Plan. These are incorporated into forwardDallas!, creating a cohesive citywide vision for the future. <u>A complete list of area plans is included as appendix of this document.</u>	Policy implication: Significant. Plan establishes “Area Plans” as specific policy direction on zoning decisions. List includes plans reviewed and adopted by CPC and CC as well as plans prepared by other organizations that have not been reviewed or acted upon by City Council. Revise to: “A <u>complete list of area plans land use studies</u> is included in the appendix of this document <u>for informational purposes.</u> ”
2. Land Use Element, Goal 1.2 Promote Desired Development, first paragraph P. 1-11	Add: A consistent theme expressed by Dallas residents is a desire that new development embraces improved transportation, urban design and housing options. These desired types and patterns of development are reflected in the Building Blocks used as guidelines in forwardDallas! The City should facilitate development that furthers economic, transportation and land use goals supported by Dallas residents. <u>In addition to the desired types and patterns of development, the desired location of development will be identified in the Area Plans.</u>	Policy implication: Minor. Move to second paragraph to read: Building Blocks have been created to arrange housing and employment opportunities in ways that can decrease the use of cars, increase the use of public transit, improve air quality and increase land use efficiency. These Building Blocks are described in detail in the Introduction to the Policy Plan. In addition to general guidelines provided by the Building Blocks, new regulatory tools are necessary to achieve desired development types, quality and patterns. <u>General locations for building blocks are identified on the Vision Illustration and may be designated in Area Plans.</u>
3. Area Plan Addendum [In appendix]	Add: <u>Mill Crossing Strategic Plan.</u>	Policy implication: Minor. if language revisions in “1” are made. Mill Crossing Strategic Plan is a privately prepared plan not reviewed or adopted by Plan Commission or City Council.
4a. Neighborhood Element 7.1.1.9, p. 7-4	Modify: 7.1.1.9 Establish community participation requirements for specific projects and programs. Existing policies, such as homeowner notification of pending zoning cases, decisions bring people in only at the final stages of decision-making and the notification distance rarely includes all concerned citizens.	Policy implication: None. This change is an editing correction.

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<p>4b. Neighborhood Element 7.1.1.9, p. 7-4</p>	<p>This level of notification may be adequate for minor decisions, but <u>neighborhood-based</u> Area Plans and other significant programs and issues should ensure broad local involvement as plans are developed.</p>	<p>Policy implication: Significant. Creates a separate and distinct planning process for neighborhood organizations.</p>
<p>5. Neighborhood 7.1.6.1, p.7-7</p>	<p>Modify: 7.1.6.1 Establish a consistent framework and administrative procedure for <u>neighborhood-based Area Plans that ensures broad, open participation by all stakeholders.</u> Such plans should be developed through a stakeholder-owned consensus-building process with City staff serving as a technical resource and facilitator.</p>	<p>Policy implication: Significant. Creates a separate and distinct planning process for neighborhood organizations.</p>
<p>6. Neighborhood 7.1.6.6, p.7-7</p>	<p>Delete first sentence and modify to read as: 7.1.6.6 Establish a clearly defined area planning process with consistent and predictable benchmarks. Begin <u>neighborhood-based Area Plans</u> with an understanding and recognition of existing neighborhood attributes including <u>an</u> inventory of historic and cultural assets.</p>	<p>Policy implication: Significant. Creates a separate and distinct planning process for neighborhood organizations.</p>
<p>7. Neighborhood 7.1.6.7, p.7-7</p>	<p>Modify: 7.1.6.7 Prepare implementation strategies for <u>neighborhood-based</u> Area Plans so these plans can be continuously monitored.</p>	<p>Policy implication: Significant. Creates a separate and distinct planning process for neighborhood organizations.</p>
<p>8a. Implementation: Neighborhood-based Organization Programs, p. 10</p>	<p>NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS forwardDallas! found many residents have a stronger identification with their neighborhood than with the city as a whole and that they believe the stability, health and vitality of these neighborhoods is critical to Dallas' success. <u>Neighborhood-based organizations help residents achieve these important goals. Self-determination and empowerment of every neighborhood in Dallas is important to ensure citizen access and participation in City government. Working in partnership with citywide and regional neighborhood umbrella groups, the City will develop programs to enhance neighborhood groups' ability to improve neighborhood quality of life, address neighborhood issues and solve neighborhood problems.</u></p>	<p>Policy implication: None. Added language is consistent with policy. Revision should also include reference to statewide neighborhood groups.</p>

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<p>8b. Implementation: Neighborhood-based Organization Programs, p. 10</p>	<p>Modify to read as follows:</p> <p>NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS The City will establish a program to unite different neighborhood groups. This section partners the City's Development Services Department with community organizations to produce plans addressing land use, housing, economic development, community facilities and transportation. Such an organization will provide residents a formal way to address neighborhood issues and involve neighborhood groups in solving problems. While a number of neighborhood umbrella groups exist in Dallas, this would provide a systematic way for them as well as individual neighborhood organizations to interact with the City.</p>	<p>Policy implication: Minor. Language removed provided general direction for program development, i.e. "...plans addressing land use, housing, economic development, community facilities and transportation."</p>
<p>8c. Implementation: Neighborhood-based Organization Programs, p. 10</p>	<p>NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS ANTICIPATED PRODUCTS</p> <p>*Create and maintain a database of neighborhood organizations accessed via the Internet. <u>For organizations that choose to participate, the database will include boundaries, contact information and links to neighborhood organization websites where available.</u> Identified boundaries for neighborhoods.</p> <p>*Create and maintain a map of geographically identifiable community and business organizations. Organizations can determine their boundaries and areas of interest. Overlapping boundaries will be identified — in some cases, both a residential group and a business group may have an interest in the same geographic area. These will be mapped on the GIS system for easy identification by the public.</p> <p>*A formalized system for neighborhood participation. Neighborhoods will be encouraged to participate in City matters as registered neighborhood organizations. The City will provide educational materials and classes explaining City programs, current issues and information on how other cities deal with issues similar to those facing a particular neighborhood.</p>	<p>Policy implication: Minor. Adds unnecessary detail. Could impose artificial constraints on program development.</p>

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<p>8d. Implementation: Neighborhood-based Organization Programs, p. 10</p>	<p>NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS</p> <p>ANTICIPATED PRODUCTS</p> <p><u>*Neighborhood planning program. Define a consistent framework for a neighborhood small-area planning process to assist neighborhoods in creating long-range plans. Such plans will include standard elements such as neighborhood identity, land use, economic development, transportation, green space/open space, city service delivery and infrastructure needs in a stakeholder-owned consensus-building process.</u></p>	<p>Policy implication: Significant. Creates a separate and distinct planning process for neighborhood organizations.</p>
<p>8e. Implementation: Neighborhood-based Organization Programs, p. 13</p>	<p>NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS</p> <p>Measures for Success</p> <ul style="list-style-type: none"> • Numbers of neighborhood plans • Participation in neighborhood planning activities <p><u>*Percentage of identifiable neighborhood organizations voluntarily participating in City database, planning and neighborhood enhancement programs</u></p>	<p>Policy implication: None. Problematic measure to reliably and accurately track.</p>
<p>8f. Implementation: Neighborhood-based Organization Programs, p. 13</p>	<p>Modify to read as follows:</p> <p>NEIGHBORHOOD-BASED ORGANIZATION PROGRAMS</p> <p>Lead Department/Agency</p> <ul style="list-style-type: none"> *Development Services *Housing Department <p>Stakeholders</p> <ul style="list-style-type: none"> *<u>Citywide and regional neighborhood organizations</u> *Neighborhood-based organizations *Residents *<u>Other City departments (police, code enforcement, parks & recreation, public works & transportation, etc.</u> 	<p>Policy implication: None. Added language is consistent with policy. Revision should also include reference to statewide neighborhood groups.</p>

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<p>9. 2006-2007 Action Plan, p. 2-1</p>	<p>Modify first paragraph: The Action Plan is what the City aims to implement in 2006 and 2007. This Action Plan should be updated by January 2007, and on an annual basis thereafter. It is important that the Action Plan consist of projects that are funded and achievable within the time frame. Other plans and programs should remain in the Implementation Plan until the activity is feasible to undertake. <u>The City Council shall appoint an Advisory Committee, representative of development, retail, neighborhood, preservation, environmental and other relevant public interest groups, interested individuals, and representatives of relevant city Commissions to work with staff and/or hired consultants on the Development Code Changes Program Plan, the Targeted Thoroughfare Plan Update and the refinement of the Area Planning Process.</u> The following are the plans included in the Action Plan for 2006-2007:</p>	<p>Policy implication: Significant. This establishes redundant review committees.</p> <ul style="list-style-type: none"> • Development Code amendments are reviewed by the Zoning Ordinance Advisory Committee; Plan Commission, a Council Committee and City Council. • Thoroughfare Plan Amendments are reviewed by the CPC Transportation Subcommittee, the Plan Commission, the City Council Transportation Committee and City Council. • Area Plans are prepared with Area-Specific stakeholder committees and reviewed by the Plan Commission and City Council. <p>This Advisory Committee would establish an additional level of review.</p>
<p>10a. 2006-2007 Action Plan, p. 2-2, 2-3</p>	<p>Under SIDEBAR, ADD the following to the outline of the GENERIC AREA PLAN WORK PROGRAM:</p> <p style="padding-left: 40px;">Add to 1. Background: <u> e. Form Stakeholder Workgroup</u></p> <p style="padding-left: 40px;">Add to 4 Stakeholder Issues : <u> f. DISD</u></p> <p style="padding-left: 40px;">Add to 5. Work Program a section in parentheses to read as follows:</p> <p style="padding-left: 80px;"><u>5. Work Program (In partnership with Stakeholder Workgroup)</u></p>	<p>Policy implication: None. Added language is consistent with policy. Revise to read:</p> <ol style="list-style-type: none"> 1. Form Stakeholder Group (appointed by Council Committee) 2. Background, and renumber remaining
<p>10b. 2006-2007 Action Plan, p. 2-2, 2-3</p>	<p>Under SIDEBAR, ADD the following to the outline of the GENERIC AREA PLAN WORK PROGRAM:</p> <p style="padding-left: 40px;">Revise 5. Work Program “Section d. Scenario development, analysis and conclusions” to read as follows:</p> <p style="padding-left: 80px;"><u>d. Scenario development</u></p> <p style="padding-left: 120px;"><u>i. Analysis</u></p> <p style="padding-left: 120px;"><u>ii. Final review and formal recommendation by Stakeholder Workgroup</u></p>	<p>Policy Implication: Significant. Stakeholder group prepares formal recommendation to City Plan Commission and Council. This change removes the customary technical analysis, review and recommendation by professional city staff.</p>

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<p>11. Environment, 6.4.2.7, p 6-16</p>	<p>Modify: 6.4.27 In conjunction with the Parks Department, undertake a study of open space needs and acquisition mechanisms <u>acquisition and/or dedication of land, payment into dedicated open space fund, as well as other mechanisms for providing open spaces</u>. Explore a full range of funding and acquisition alternatives. Update the Renaissance Plan concurrently with forwardDallas! updates so park and open space needs are identified and funding for parks and open space is included in capital budget planning.</p>	<p>Policy implication: None. Added language is consistent with policy.</p> <p>Revise to include the word “needs”</p>
<p>12a. Environment 6.5.12, p 6-18</p>	<p>Modify: 6.5.12 Establish an acquisition program to maintain or improve the amount of designated open space per capita as the City of Dallas' population increases. Assure that adequate open space is provided with in all Area Plans, and that adequate green space is available within the immediate area of all development.</p>	<p>Policy implication: Minor. “Available within the immediate area of all development” may be too restrictive and is not consistent with Renaissance Plan.</p>
<p>12b. Environment 6.5.12, p 6-18</p>	<p>Devise an equitable strategy for increasing dedicated open space especially in park-deficient areas. This may include incentives for dedication of trails or parks. When possible, neighborhood parks or “pocket parks” constructed in conjunction with <u>new developments</u>, infill or redevelopment should remain privately owned or be maintained privately <u>or through Public Improvement Districts</u>. Programs should that recognize the cost of maintaining these parks and, where possible, use incentives such as density bonuses to offset costs in publicly accessible parks, may be considered.</p>	<p>Policy implication: Undetermined. Language is confusing.</p>
<p>13. Environment Policy 6.1.1, p. 6-6</p>	<p>Modify: 6.1.1 Develop and implement stormwater management practices to reduce harmful run-off, filter storm water <u>debris</u> on site and provide protection against erosion and other consequences of flooding.</p>	<p>Policy implication: Significant. Policy is weakened by limiting the range of storm water management issues/practices that may be considered. The term “stormwater debris” generally refers to larger contaminants such as trash that accumulates in creek beds or along shorelines after a storm. Preventing Stormwater debris from entering creeks and streams is an important consideration, however, other contaminants such as oils from automobiles, herbicides or pesticides that may be have washed off impervious surfaces or landscaped areas are also a</p>

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		concern. The term “filtration” in this policy statement as originally written is intended to refer to bio-retention and bio-filtration facilities (living plant materials, soil, and hardscape elements) as well as engineered solutions not involving plant material or natural soils, that clean contaminated water before it enters the stormwater system, or where soils are conducive, before the water enters the groundwater by infiltration.
14. Environment 6.1.1.3, p. 6-6	Modify: 6.1.1.3 Develop regulations and stormwater management standards for alternative methods of development that retain natural site drainage and reduce impervious (pavement) coverage. Standards will address storm water quality treatment and storm water conveyance/detention. Favor alternatives that support Goal 6.2. Natural Area Protection.	Policy implication: Significant. Policy is weakened by limiting the range of storm water management issues/practices that may be considered.
15. Environment 6.1.1.5 p. 6-6	Modify: 6.1.1.5 Establish standards to limit the amount of impervious surface that can result from development activity, as part of a comprehensive stormwater management strategy. Such standards should consider the possible different conditions in new development, and <u>as well as denser more urban redevelopment areas.</u>	Policy implication: None. Added language is consistent with policy.
16. Environment p. 6-2	Modify: More than 10,000 acres of the city's floodplain, however, is vacant and could <u>should</u> be protected from development through acquisition, restoration and dedication of open space.	Policy implication: Potentially significant. Revise to read: More than 10,000 acres of the city's floodplain, however, is vacant and could <u>should</u> be protected from development through acquisition, restoration and dedication of open space <u>where possible.</u>
17. Vision p. 12	Add: Build on the success of historic preservation in the community. ... <u>In the Fair Park Historic District preservation efforts have garnered national recognition and honor awards.</u>	Policy implication: None. Added language is consistent with policy.
18. Economics 2.1.3.8, p. 2-6	Add: 2.1.3.8 <u>Continue to implement the Fair Park Comprehensive Development Plan to promote Fair Park as a year-round family and cultural destination and to support nearby residential and retail growth and stability.</u>	Policy implication: None. Added language is consistent with policy.
19. Implementation - South Dallas/ Fair Park,	Add bullet <u>*Fair Park Development Plan</u>	Policy implication: None. Added language is consistent with policy.

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<p>p. 25/26</p> <p>20. South Dallas/Fair Park Neighborhood Plan, Major Plans, p. 2c-2</p>	<p>Add: <u>In October of 2003, the Fair Park Development Plan was adopted for the 277-acre Fair Park National Historic Landmark. The focus of this plan is to make Fair Park a year-round destination for tourists and Dallas residents. While it focuses on the Fair Park grounds, implementation of the Plan will positively affect the surrounding areas by providing an anchor for residential and retail stabilization and growth. Plans for gateway and other improvements will enhance the entire South Dallas/Fair Park Area.</u> In 2002 a major plan was initiated for the Fair Park area. This plan was adopted in October 2003. While it focuses on the Fair Park grounds, it will affect the surrounding area as well. Plans for gateway improvements and the successful implementation of the plan will affect the neighborhood.</p>	<p>Policy implication: None. Added language is consistent with policy.</p>
<p>21. Economics Element 2.1.2.4, p. 2-5</p>	<p>Add: <u>2.1.2.4 Recognize that full implementation of the Fair Park Development Plan achieves a unique natural and community-built asset whose utilization serves as an economic engine to attract business and commerce.</u></p>	<p>Policy implication: None. Added language is consistent with policy.</p>
<p>22. Vision, Urban Neighborhood description, p. 27</p>	<p>Add: <u>These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be preserved.</u> Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services.</p>	<p>Policy implication: Significant. Language too broad – does not allow for situations where neighborhood consensus may exist for redevelopment. Word “preserved” implies designation of all of these areas as historic districts.</p>
<p>23. Policy Plan Intro. Urban Neighborhood, Land Use description, p. 23</p>	<p>Modify and add: <u>They also may include enclaves of] older, stable residential neighborhoods. Infill and redevelopment should be especially sensitive to the need for preserving the existing neighborhood character of these special places to prevent intrusion, encroachment or gentrification. Areas currently developed with single-family or duplex uses should generally be preserved.</u></p>	<p>Revise to: <u>Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an area planning process.</u></p>
<p>24. Vision, Transit Center or Corridor description, p. 26</p>	<p>Add: <u>Transit centers and corridors may sometimes be near residential neighborhoods and call for appropriate mitigation requirements. Areas currently developed with single-family or duplex uses should generally be preserved.</u></p>	

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25. Policy Plan Intro., Transit Center/Corrid, p. 20	Add: Change in these areas will likely involve focusing new development directly around transit hubs and away from stable neighborhoods. <u>Areas currently developed with single-family or duplex uses should generally be preserved.</u>	
26. Land Use, Add 1.1.5.9, p. 1-8	Add: 1.1.5.9 Affirm Existing Success of PD 193. The City's major planned development districts were the result of extensive citizen input into land use studies that eventually became ordinances. One such planned development district that can serve as a model for future area planning activity is the Oak Lawn Special Purpose District (PDD 193). When adopted in 1985, it had forward thinking elements such as context sensitive design and a 15 square mile area giving it critical mass. PDD 193 remains a model of both process and content that should be respected in its current form and can be used as the basis for the development of future area plans	Policy Implication: Significant. Recommends neighborhood-based model as the prototypical planning model rather than the technical/analytical model set forward in the plan. Differentiates PD 193 from a many other equally successful PDs. forwardDallas! currently acknowledges all adopted plans and all 740 adopted PDs.
27. Transportation Policy 4.2.1, p. 4-19	Add: <u>This takes into account the realization of the DART Downtown Connector and Multi-Modal interface.</u>	Policy implication: Potentially significant. Meaning/reference is unclear. This is a new concept that has not been reviewed or previously discussed.
28. Transportation, Goal 4.2, p. 4-19	Add: The City should promote a variety of safe, efficient and sustainable <u>multi-modal transportation options to meet a diverse range of needs in Dallas.</u>	Policy implication: None. Added language is consistent with policy.
29. Transportation 4.2.2.6, p. 4-20	Modify: Create new zoning districts and amend existing districts to encourage new projects to provide enhanced pedestrian and bike amenities such as wider sidewalks, trees, pedestrian lighting, <u>safe bike routes and bike racks.</u>	Policy implication: None. Added language is consistent with policy.
30. Implementation p. 2	Add: <u>In addition, programs and plans should take surrounding communities into account and, where appropriate, view the forward Dallas! Comprehensive Plan as a component of the larger Dallas plan region. Transit corridors, when adopted, should be part of a regional transportation network.</u>	Policy implication: Potentially significant. Last sentence on transit corridors doesn't fit in context. Revise to include only: <u>In addition, programs and plans should take surrounding communities into account and, where appropriate, view the forward Dallas! Comprehensive Plan as a component of the larger Dallas plan region.</u>
31. Action Plan p. 2-2	Add: DISD to 4. Stakeholder Issues	Policy implication: None. Added language is consistent with policy.

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<p>32. Housing Element, Policy 3.2.1 Southern Sector Housing, p. 3-8 & 3-9</p>	<p>Modify to: Policy 3.2.1 Attract new middle- and higher-income households to the Southern Sector. Build upon the existing stable foundation of middle-class housing stock in the Southern Sector by attracting additional such development <u>The natural topography of the Southern Sector is the most beautiful in the city and therefore provides a highly desirable location for such development.</u> <u>Add new: 3.2.1.8 – Ensure that the majority of the vacant residential land in the Southern sector is developed with single-family homes, and that the Southern Sector does not receive more than its proportional share of the multi-family and condominium units projected by the forwardDallas! Comprehensive Plan.</u> <u>Add new: 3.2.1.9 – Establish a Workgroup, representing a broad group of Southern Sector representatives and those from other relevant groups (such as those cited above) to work on the implementation of Policy 3.2.1.</u></p>	<p>Policy implication: None. Retain first sentence along with addition to read: Attract new middle- and higher-income households to the Southern Sector. <u>Build upon the existing stable foundation of middle-class housing stock in the Southern Sector by attracting additional such development</u> <u>The natural topography of the Southern Sector is the most beautiful in the city and therefore provides a highly desirable location for such development.</u> <u>Add new 3.2.1.8 & 3.2.1.9 as written.</u></p>
<p>33. Introduction to Policy Plan, Housing, p. 12</p>	<p>Modify: <u>The Vision distributes new housing across the city and offers more housing choices. The Vision carefully avoids existing stable neighborhoods. About 75,000 new households (34%) are expected to be supplied by redevelopment opportunities.</u></p>	<p>Policy implication: None. Typographical error/ correction made.</p>
<p>34. Transportation 4.2.2.9, p. 4-20</p>	<p>Add: <u>4.2.2.9 Emphasize our streambeds as organization for walking paths.</u></p>	<p>Policy implication: None. Can be incorporated into 4.2.2.4 to read: Incorporate bike and pedestrian amenities into public facilities, rights-of-way, and <u>stream corridors</u>, including wider sidewalks, trees, pedestrian lights, bike racks and street signs designed with reflective materials. Use a combination of local, state, federal and private funding to install such amenities.</p>
<p>35. Transportation 4.2.2.1, p. 4-20</p>	<p>Modify: Regularly update the Trail Master Plan, <u>and associated plans such as the Emerald Bracelet Plan</u>, and seek additional resources from a combination of local, state, federal and private funding.</p>	<p>Policy implication: None. Revise to replace the word “associated” with “complementary”: Regularly update the Trail Master Plan, <u>and associated complementary plans such as the Emerald Bracelet Plan</u>, and seek additional resources from a combination of local, state, federal and private funding.</p>

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<p>36. Environment 6.5.2, p. 6-19</p>	<p>Modify: Policy 6.5.2 -- Implement the citywide trails master plan. The trails network master plan must be regularly updated with emphasis on the Trinity River Corridor, <u>such as the Emerald Bracelet Plan</u>. The goal is to provide an interconnected system of trails within public lands and natural areas, and to provide alternative connections throughout the city and region for pedestrians and bicyclists.</p>	<p>Policy implication: Potentially significant. Language is out of context of this policy.</p>
<p>37. Policy Plan Intro., Transit Centers or Corridors</p>	<p><u>Add to first paragraph: Examples include the Mockingbird Station area, the Cityplace Station area, the Westmoreland Station area and the future Lancaster corridor. Designation of such corridors on the Vision Illustration should be considered when the Policy Plan is next comprehensively updated.</u></p>	<p>Policy implication: Significant. See comments below in item 39.</p>
<p>38. Vision Illustration, Vision p. 4633</p>	<p><u>Modify: Establishes the Vision Illustration and Building Blocks as tools for land use planning</u> a general guide for desired development patterns.</p>	<p>Policy implication: Significant. Statement eliminates any policy role played by the Vision Illustration with regard to desired development patterns. Revise to: Establishes the Vision Illustration and Building Blocks as <u>tools for land use planning and desired development patterns.</u> a general guide for desire development patterns</p>
<p>39a. Vision Illustration</p>	<p>Remove Transit Corridors from the current version of the Vision Map pending DART's adoption of Rapid Bus Transit Corridors.</p>	<p>Policy implication: Significant. Transit corridors are intended to provide a citywide planning framework for planning around a range of transit alternatives, not only Bus Rapid Transit. Transit corridors also indicate areas where city resources should be focused to increase walkability through the provision of public amenities. Removal of all transit corridors compromises coordination between DART and the City on development of the DART 2030 System Plan.</p>
<p>39b. Vision Illustration</p>	<p>Remove the Main Street designation from Lower Greenville and from Lovers Lane west of Inwood.</p>	<p>Policy implication: Significant. Removing Main Street Designation from Greenville and Lovers Lane removes focus from those areas for public improvements and amenities to improve or create a walkable environment.</p>

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40. Vision Illustration	Replace proposed Vision Illustration with Map showing “Areas of Transformation” to include Downtown, Trinity, UNT Campus, and the Agile Port. All areas not identified as one of these four “Areas of Transformation” are identified as a Stable Neighborhood.	Policy implication: Significant. <ul style="list-style-type: none">• Implies no change or city initiated activity in any areas besides the 4 mentioned areas.• Discourages private development activity in all other areas.• Omits two forwardDallas action plans: the majority of the Stemmons Corridor/Southwestern Medical District and Westmoreland DART station area and designates these areas as stable neighborhoods• Does not accommodate other areas recently identified in area plans, such as the Skillman Street Corridor Plan in the District 10 Plan.• Does not acknowledge other areas of focus identified for Area Plans in the Implementation Plan, including Vickery Meadow, the Lancaster Corridor, Cedars/Farmers Market, and the Asian Trade District.
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