

# Memorandum



CITY OF DALLAS

DATE May 8, 2019

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Proposed Design Guidelines for Trail-Adjacent Development**

On May 13, 2019, in response to a request by Councilmember Kingston, staff will seek Committee direction on a proposed approach to establishing consistent City policy on design guidelines for trail-adjacent development.

The Dallas Trail Network Plan provides for over 215 miles of linear trails and has invested significantly in the implementation of this plan. This proposal will focus on leveraging this investment by establishing guidelines for how development adjacent to trails can play a role in increasing safety, walkability and mobility options, enhancing quality of life and economic development, and promoting neighborhood revitalization.

The briefing presentation is attached. Should you have any questions, please contact Peer Chacko at (214) 670-3972.

A handwritten signature in black ink, appearing to read 'Michael Mendoza'.

Michael Mendoza

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney (I)  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Joey Zapata, Assistant City Manager  
Jon Fortune, Assistant City Manager  
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer  
M. Elizabeth Reich, Chief Financial Officer  
Laila Alequresh, Chief Innovation Officer  
Directors and Assistant Directors

# Proposed Design Guidelines for Trail-Adjacent Development

Quality of Life, Arts and  
Culture Committee  
May 13, 2019

Peer F. Chacko, Director  
Planning and Urban Design



**City of Dallas**

# Presentation Overview

- Purpose
- Background
- Benefits of Guidelines
- Potential Scope
- Implementation Options
- Proposed Process
- Next Steps



*Shoal Creek Trail – Austin TX*

# Purpose

- Respond to a request by Councilmember Kingston
- Receive Committee direction on a proposed approach to establishing consistent City policy on design guidelines and standards for trail-adjacent development

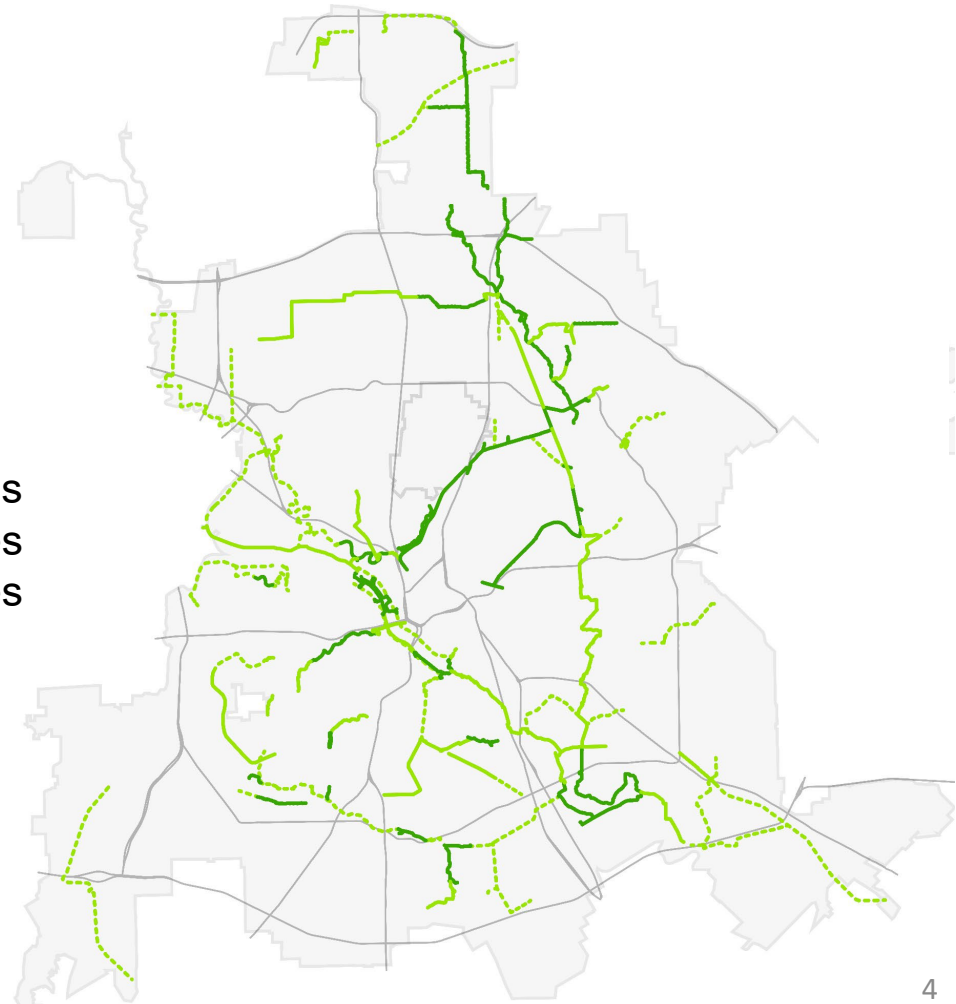
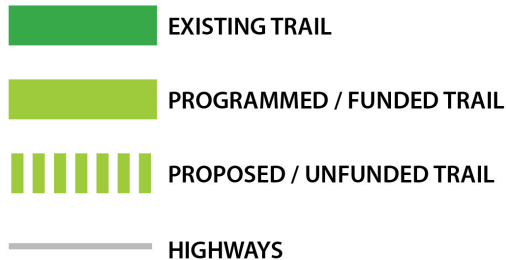


# Background

- The Dallas Trail Network Plan provides for over 215 miles of linear trails\*:

- Existing trails 71 miles
- Programmed/funded trails 56 miles
- Proposed/unfunded 88 miles

## TRAIL STATUS



\* Does not include loop trails contained within parks

# Background

Dallas trails are located within a wide variety of contexts.



White Rock Lake Trail - Park



Trinity Skyline Trail – Floodplain



Trinity Strand Trail – Stormwater Utility



Katy Trail – former RR ROW



Northaven Trail – Utility Easement



Al Lipscomb Way Sidewalk – Street ROW

# Benefits of Design Guidelines

- Increase safety through more “eyes on the street”
- Promote walkability and encourage alternative transportation options
- Enhance quality of life and economic development
- Promote neighborhood revitalization



*Indianapolis Cultural Trail – Indianapolis, IN*

# Potential Scope

- Focus on land directly adjacent to trails
- Potentially impacted land: 13,645 acres\*
  - Non-residential zoning 38%
  - Single family zoning 33%
  - PD zoning 18%
  - Multifamily zoning 7%
  - Mixed use zoning 4%

\* Excludes parks property and land within the Dallas floodway.





# Potential Scope

- Design guidelines or standards to address the following issues adjacent to trails:
  - Building placement, height, entrances, and façade treatment
  - Active land uses
  - Landscaping, lighting and other amenities
  - Modified off-street parking standards for automobiles and bikes
  - Pedestrian and bike access\*

\* Note that trail access from private property requires a license approval by the Park Board and City Council.



*Silver Comet Trail – Metro Atlanta, GA*



*The Beltline – Atlanta, GA*

# Implementation Options/Steps

- **Option/Step 1:** Amend the *forwardDallas!* Comprehensive Plan to incorporate policy guidelines on trail-adjacent development.
- **Option/Step 2:** Amend the Dallas Development Code to establish a zoning overlay with development standards and parameters for applying it around trails.
- **Option/Step 3:** Apply zoning overlay districts around specific trails through City authorized rezoning.

# Implementation Options/Steps

Options/Steps	Implications
<p><b>Amend Comprehensive Plan</b></p>	<ul style="list-style-type: none"> <li>• Establishes consistent land development policy</li> <li>• Considered when the City makes discretionary decisions related to land development, eg: zoning cases, abandonment and licensing cases, and projects receiving city funding or financial incentives</li> <li>• Not considered for developments that are permitted under existing zoning</li> </ul>
<p><b>Establish Zoning Overlay</b></p>	<ul style="list-style-type: none"> <li>• Establishes consistent regulatory standards</li> <li>• Would apply to all projects seeking permits within specific areas where City Council decides to institute the overlay through a city authorized rezoning</li> </ul>
<p><b>Apply overlay through rezoning</b></p>	<ul style="list-style-type: none"> <li>• Establishes development regulations in specific areas</li> <li>• Applies to all development seeking permits in these areas</li> <li>• Would make some existing developments non-conforming</li> </ul>

# Proposed Process for Steps 1 & 2\*

- Establish a Technical Working Committee with staff from Planning & Urban Design, Sustainable Development and Construction, and Park & Recreation
- Staff develops the proposal in collaboration with the appropriate City Plan Commission Committee
- City Plan Commission briefing and action
- City Council Committee briefing and Council action

\* Step 3 would follow the typical rezoning process with community meetings followed by City Plan Commission and City Council hearings.

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# Next Steps

- **Committee Direction**
  - Provide input on scope, implementation options and process
  - Direct staff to proceed with appropriate options or steps



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