

SINGLETON CORRIDOR NEIGHBORHOOD-LED PLAN



Singleton Unidos, West Dallas 1 & the Neighborhood Self-Defense Project
November 2021

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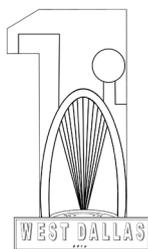
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INTRODUCTION



ORGANIZATIONS INVOLVED

West Dallas 1 (Environmental Justice Subcommittee)

West Dallas 1 (“WD1”) is a coalition of neighborhood associations in West Dallas that was founded in 2015. Their purpose is “empowering neighborhood associations, leaders, and residents to unite and advocate for: quality education, affordable housing, health, safety and welfare, economic opportunity, and multicultural and multiethnic understanding, harmony, and networking that supports common strategies and agendas for positive community change”. There are currently three subcommittees: Zoning, Education and Environmental Justice. The Environmental Justice subcommittee oversaw this planning project and acted as community liaison throughout the process.

Singleton United/Unidos

Singleton United/Unidos formed in August 2021 and is led by residents living within the plan boundaries. Prior to this group forming, there was not a formal neighborhood association or organization for the areas south of Singleton Boulevard or for Kingbridge Crossing Apartments. The mission for Singleton United/Unidos is aligned with the vision for their community developed through the planning process: “Singleton United/ Unidos is advocating for a safe neighborhood without industrial pollution, that provides our children with educational and recreational opportunities, and protects families from displacement by maintaining housing opportunities for low and middle income families.” They have also launched a campaign “GAFs Gotta Go” specifically targeting GAF with the mission “to remove GAF from the Singleton Corridor because it is the largest source of pollution in West Dallas and is threatening the health, safety and general welfare of the residents.”

Downwinders at Risk

Downwinders at Risk is a local environmental justice and clean air non profit that has been working in DFW since 1994. Downwinders’ is “dedicated to taking effective action on behalf of those being harmed by air pollution” and executes on this mission by being “committed to working for environmental justice with communities impacted by the worst pollution; to deliver the best science to those communities; to making decisions about pollution and polluters more democratic; to providing solutions to the problems we spotlight, and to funding staff devoted to grassroots empowerment.”

Southern Sector Rising

Southern Sector Rising (“SSR”) is a non profit organization led by neighborhood leaders in the Southern Sector of Dallas that formed in response to the Shingle Mountain environmental health crisis. Their mission is not only to remove Shingle Mountain, but also to undo the racist zoning policies that led to its existence in the first place. It is through this mission that SSR uses neighborhood planning, community organizing and policy development to address decades of health inequities in the City of Dallas.

NEIGHBORHOOD SELF-DEFENSE PROJECT

Planning as Self-Defense

The Neighborhood Self-Defense Project (“NSDP”) is a partnership that launched in December 2019 between the Inclusive Communities Project, Downwinders at Risk and Southern Sector Rising. The goal of the project was to use grassroots neighborhood planning as a tool to undo harmful racist zoning that leads to environmental justice crises, like Shingle Mountain. The majority of industrially zoned land in the City of Dallas, and therefore the majority of sources of toxic pollution, are in lower income areas and concentrated in Communities of Color. Planning has been a tool of oppression in Communities of Color, restricting the potential of upward mobility through redlining and housing discrimination, and by poisoning residents with lead smelters, batch plants and other toxic industry. To undo the harm caused by past land use planning, residents must lead the way, outlining what is appropriate and what is not appropriate in their communities.

The NSDP created and uses a curriculum that integrates zoning and land use education, investigation and research into existing land use and zoning, inclusive visioning workshops, and community organizing through the planning process to build community through building the plan. The process is bilingual, collaborative, and success is only defined by the residents who participate in the planning process. The Inclusive Communities Project was not involved with this plan, and the third partner in generating this plan was West Dallas 1 (in addition to Southern Sector Rising and Downwinders at Risk). The only goal of the NSDP is to deliver the grassroots neighborhood-led land use plan created by the residents that articulates ways to undo environmental injustices, promote fair and affordable housing, and articulate the vision that reflects the residents’ values. The curriculum is available online and many of the techniques used throughout the planning process are provided in this document.

West Dallas was planned and zoned to fail. It is ground zero for environmental justice in the City of Dallas, and without fundamentally changing the way that planning happens, we risk history repeating itself with further industrialization and displacement of residents. Through door to door outreach, surveys, informal discussions, workshops, phone calls, community meetings, a lot of input was garnered that shaped the recommendations in this plan.

The recommendations developed through this planning process include:

1. Initiate Authorized Hearing(s) for areas with nonconforming industrial zoning/ land uses and remove industrial zoning not using maximum industrial land use
2. Remove non-conforming hazardous polluters like GAF through amortization
3. Initiate a “Quiet Zone” for the Union Pacific rail line in the plan boundaries and enforcement of no idling of diesel locomotives
4. Better traffic management for neighborhood schools and heavy industry, which cause safety concerns by blocking resident street access
5. Increase parks, trails and community recreation areas, including a recreation or arts center for youth within the plan boundaries
6. Improve pedestrian and public transportation rider safety along Singleton
7. Recruit and retain a full service grocery store to be in 75212
8. Support small business development along Singleton corridor
9. Increase infill housing that is affordable to current residents in West Dallas
10. Increase public safety through increased lighting infrastructure and increased community collaboration with the Police Department

The City of Dallas has an opportunity to rebuild trust with neighborhoods that have been harmed for decades by their actions and inaction. The residents have articulated through this plan, their hopes and fears for the Singleton Corridor, which will impact the future of West Dallas as a whole. We look forward to collaborating with the City of Dallas on implementing this plan to right many wrongs that have existed in this community for too long.

INTRODUCTION

West Dallas is the largest superfund site in the United States (US EPA). It is ground zero for environmental justice issues in the City of Dallas and remains today as the most polluted zip code in the City (Paul Quinn College). While the history of environmental racism is strong in West Dallas, the tradition of community organizing and advocacy is equally strong in the community today. The Singleton Corridor Neighborhood-Led plan provides a road map for ways to undo the racist zoning that made West Dallas an environmental justice hotspot, and provides a vision created by the community of residents living in and around the industrial polluters today that reflects their values and aspirations for the community.

IS WEST DALLAS CLEAN OF LEAD FROM RSR?

**THE EPA THINKS SO.
THE EPA SAYS THE LEAD LEFT FROM RSR IN THE
NEIGHBORHOODS OF WEST DALLAS IS ALL CLEANED-UP.
THE EPA SAYS LEAD FROM RSR IS NO LONGER A
THREAT TO HUMAN HEALTH.**

JUST LIKE THEY DID TEN YEARS AGO.

**MARCH IN PROTEST FROM THE
RSR SMELTER TO EDISON LEARNING
CENTER ON SINGLETON**

THURSDAY, DECEMBER 1st AT 6PM

**TO PROTEST THE EPA'S DECISION TO
ABANDON WEST DALLAS AGAIN!**

**AND STAY FOR THE
7PM PUBLIC HEARING AT EDISON**

**THE CITY OF DALLAS IS STILL FINDING THE HIGHEST LEVELS OF
LEAD POISONING IN WEST DALLAS!**

THE CLEAN-UP IS NOT COMPLETE. VOICE YOUR OUTRAGE!

West Dallas Coalition for Environmental Justice 330-7947

Source: Dallas Public Library

Environmental Justice in West Dallas

Dallas, like most major cities, developed and grew with racial segregation as a central land use policy, which guided where people lived and what was in their neighborhood. Redlining prevented Black and Brown neighborhoods from receiving the same investment and support from the government or banks that White neighborhoods were afforded. This led to Black and Brown neighborhoods experiencing concentrations of poverty, and therefore exploitation of land for industrial or other undesirable land uses. It is not surprising that the areas that experienced redlining are also the areas where we see the majority of environmental justice issues today. Some of the examples of these injustices in West Dallas are outlined below.

Cement City

Much of what we now know as West Dallas, was previously known as “Cement City” due to the two large cement factories established in the area. At the turn of the 20th century, Cement City was the quintessential company town that had rooms for rent for \$2 a month, one village for White people and the other three (Campo Grande, Campo Chico, and Eagle Ford), for Mexican people. The cement produced in Cement City by majority Mexican laborers was the foundation for Dallas’ growth. By 1970, the limestone in the area ran out and the factories closed. The industrial zoning and use of the land as industrial, however, remained.



Source: D Magazine (2019)

Lead Poisoning

In the mid 1930s, a lead smelter opened up operations on Westmoreland Road, in what we know as West Dallas. In 1954 the Dallas Housing Authority finished building 3,500 units of low income housing just north of the lead smelter, placing hundreds of low income, majority Black and Brown families in direct harm from lead poisoning. In 1971, a company named RSR acquired the lead smelter in West Dallas and continued to operate until 1984 when it was closed down due to multiple lawsuits regarding compliance with local and state regulations. The Environmental Protection Agency removed contaminated soil from residences within a half-mile of the smelter in 1985, however was contacted again in 1991 due to residents finding contaminated materials throughout parks, homes and schools in the neighborhood.



Source: Environmental Injustice Archive (2021)

Residents in West Dallas organized the West Dallas Coalition for Environmental Justice to ensure that a full cleanup occurred and compensation for the damage to their families' health was negotiated. Additional cleanup by the EPA continued until 1994, when the EPA declared no additional action would be taken. A \$16.1 million settlement was reached in several lawsuits filed against RSR on behalf of children injured by lead contamination.



Source: PBS News (left) & Dallas Morning News (right)

Environmental Injustices Today in West Dallas

Because the majority of the industrial zoning in West Dallas remains today, industrial land uses continue to concentrate in the neighborhood. Until the zoning is changed, harmful polluters will continue to negatively impact the health, safety and general welfare of the residents in West Dallas. The increase in multi-family residential development on the east side of West Dallas has further concentrated the polluters further west, deeper into the majority Latinx and lower income areas of West Dallas. Some examples of ongoing environmental injustices today are detailed below.

Argos Concrete Batch Plant Relocation (2015)

In 2015, the Dallas City Council voted to use \$2.1 million in general city funds to relocate a concrete batch plant away from its downtown riverfront location, further west behind Thomas Edison Middle School in West Dallas. Residents living in West Dallas spoke at the City Council meeting against the relocation given the impact that the pollution could have on the school, child care center and numerous residential communities. Despite the communities' concerns, the batch plant was relocated to avoid being an "eyesore" potentially impacting commercial growth in the high income "Trinity Groves" developments.



Source: WFAA

GAF Asphalt Shingle Factory

The 2020 study conducted by Paul Quinn College, “Poisoned by Zip Code: An Assessment of Dallas’ Pollution Burden”, identified the zip codes and council districts with the highest levels of permitted air pollution emissions in the City of Dallas. 75212, the zip code for West Dallas, was identified as one of the zip codes with the highest pollution burden. There were three major sources of air pollution identified in 75212: GAF, Motiva, and Magellan Pipeline. The largest source of pollution was GAF, the asphalt shingle factory on Singleton, with the highest emissions of Sulfur Dioxide (SO₂) in Dallas County.

Local environmental groups and neighborhood advocates conducted air quality monitoring to track the real time pollution emissions of GAF to better quantify the impacts on the health of nearby residents. Similarly, research conducted by Legal Aid of NorthWest Texas in 2019 identified significant issues in compliance with City zoning code of industrial operators in Southern Dallas in the report “In Plain Sight: Community Education Toolkit for Neighborhoods with Industrial Compliance Issues”. For example, over 50% of the industrial operators south of I-30 had some sort of zoning or building code violation, which, left unchecked, can lead to dangerous illegal operations like “Shingle Mountain” forming.

Singleton United/Unidos formed in August 2021 and soon after launched a campaign to remove GAF: “GAFs Gotta Go” or “GAF Vete Ya”. The campaign has garnered support from other neighborhood associations in West Dallas and allied organizations across the City to support their mission to “to remove GAF from the Singleton Corridor because it is the largest source of pollution in West Dallas and is threatening the health, safety and general welfare of the residents”.



Source: www.GAFsGottaGo.com

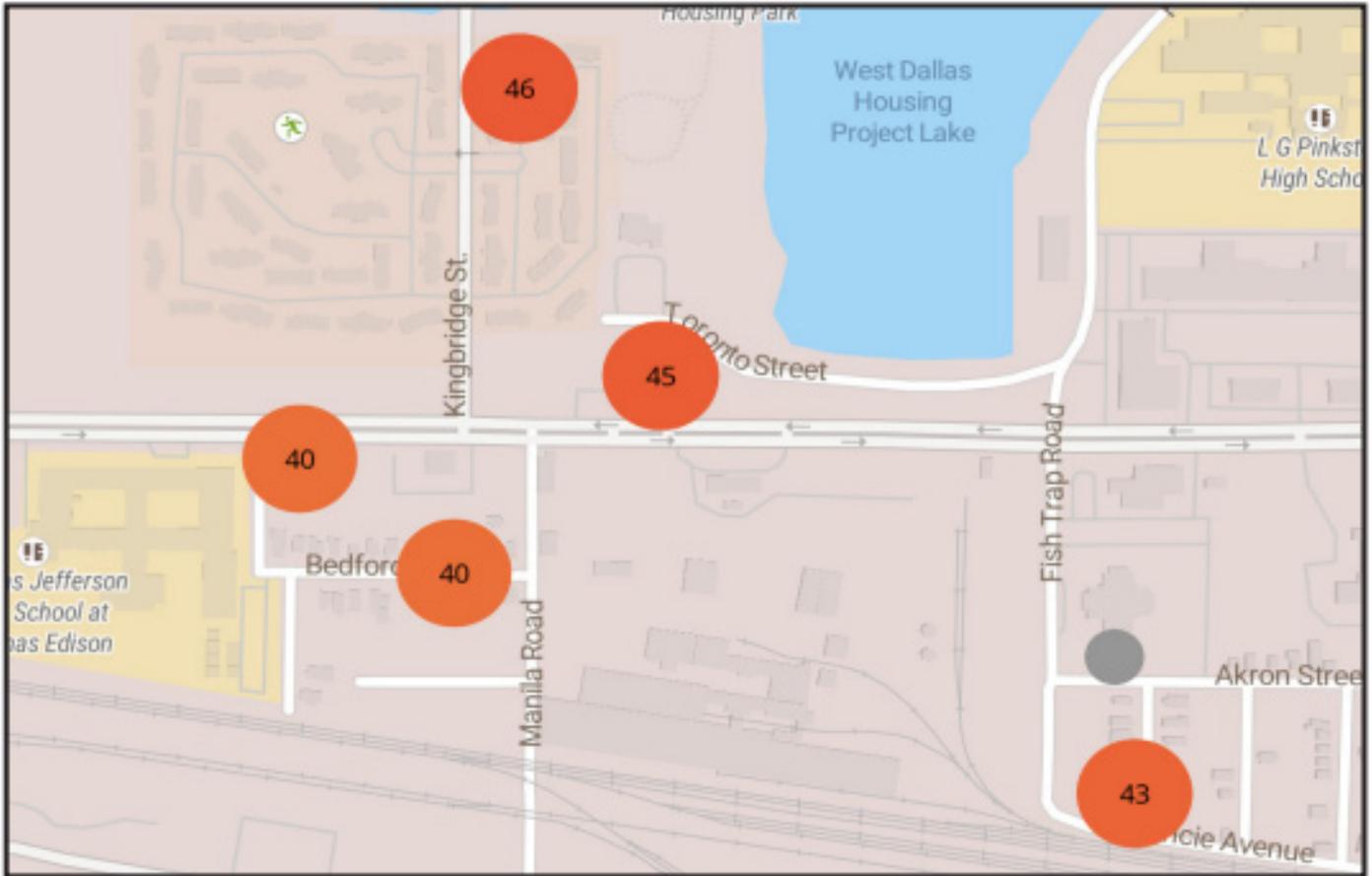


Figure 1. Illustrates the location of Purple Air monitors around GAF in West Dallas.

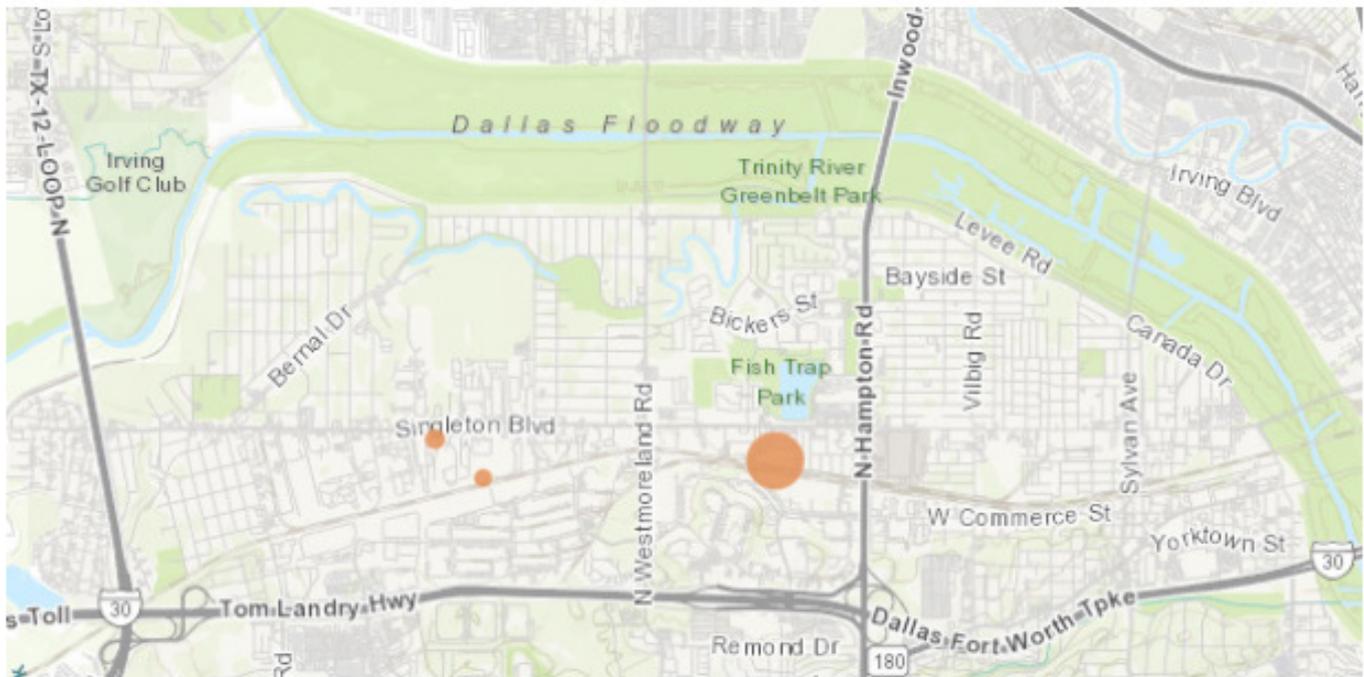


Figure 2. Shows the three major sources of air pollution in West Dallas. The largest circle is GAF. Source: Paul Quinn College "Annual Pollution Emissions Inventory"

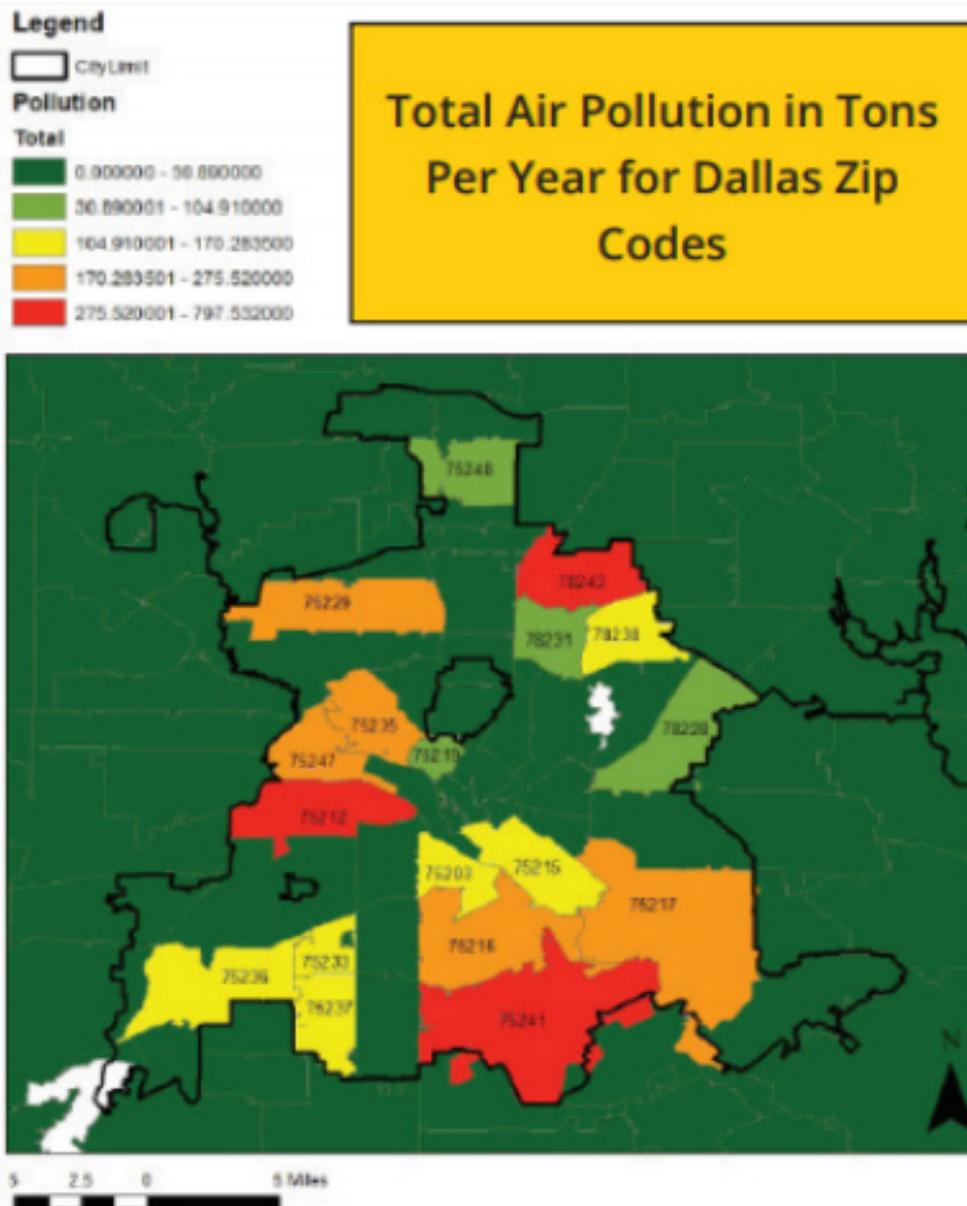


Figure 3. Shows the pollution burden by zip code distributed across the City of Dallas. Source: Paul Quinn College "Poisoned by Zip Code"

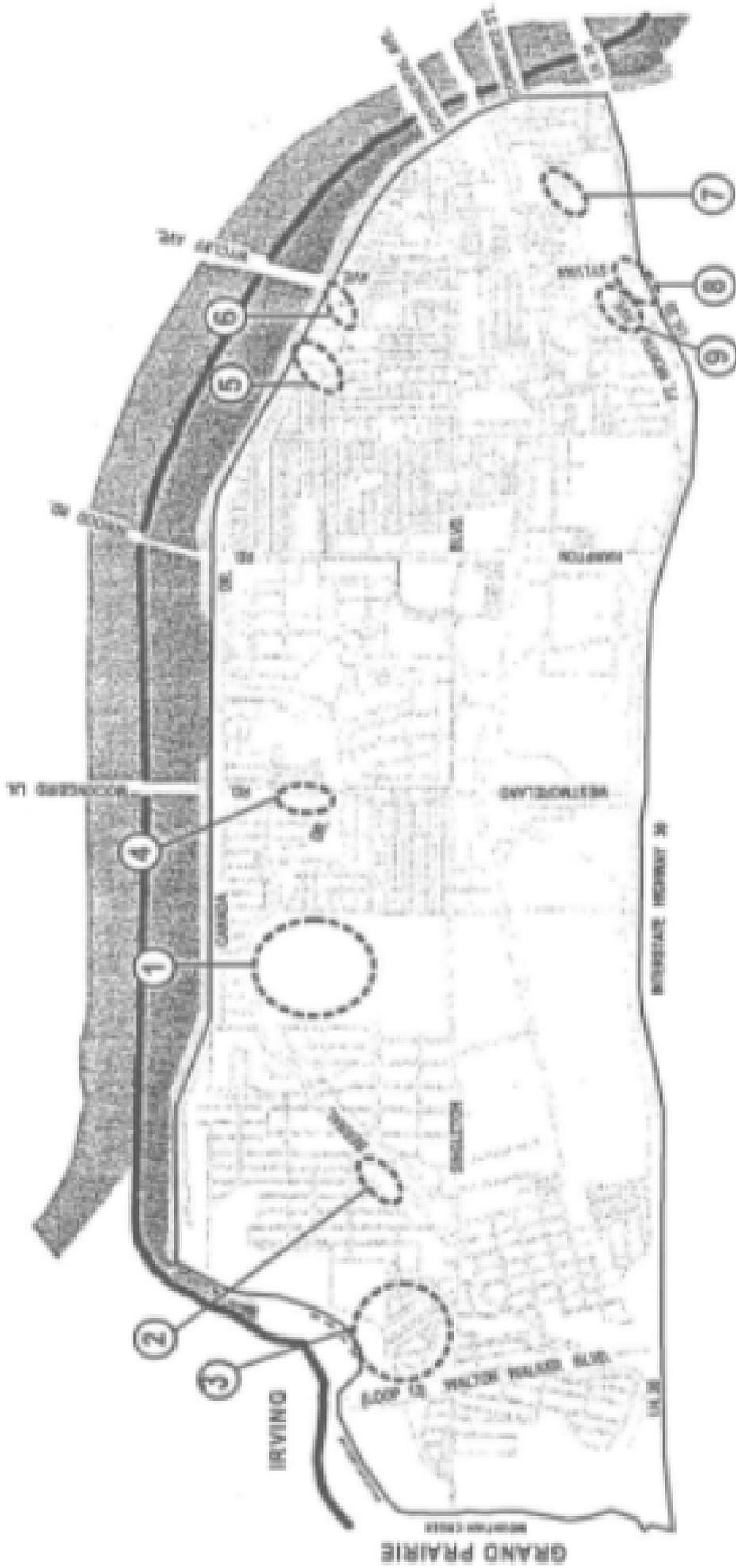


Figure 4. Shingle Mountain, the illegal dump behind residential homes in Floral Farms due to chronic lack of City Code Enforcement. Source: Dallas Morning News



Figure 5. The view from Bedford Street within the plan boundaries shows the proximity of homes to the major polluter, GAF

PAST LAND USE PLANS



WEST DALLAS Future Land Use Recommendations

- ① Residential or Mixed Use
- ② Commercial/Service or Commercial Retail
- ③ Light Industrial
- ④ Planned Development (District)
- ⑤ Limited Office
- ⑥ Limited Office
- ⑦ Mobile Home
- ⑧ Multi-Family
- ⑨ Limited Office

PAST LAND USE PLANS

Environmental justice issues don't happen on their own. They are a result of decisions made at City Hall regarding zoning and land use. Because of this, these decisions can use the same tools to be reversed and better protect residents from environmental injustices. To understand the current land use and zoning, the following section outlines the past land use plans that have been adopted by the City of Dallas for this area. There are four land use plans that have been adopted by the City of Dallas:

- **1999 West Dallas Comprehensive Land Use Study:** created by the City of Dallas and adopted in 1999. This plan includes the entire 75212 area and is frequently referenced in zoning and land use decisions at the City Plan Commission
- **2004 Fort Worth Avenue Corridor:** this plan is mostly focused on economic development and mixed use housing developments along Fort Worth Avenue. It was adopted by the City of Dallas in 2004.
- **2009 Trinity River Corridor Comprehensive Land Use Plan:** also created by the City of Dallas and adopted in 2009. This plan focuses on the areas of West Dallas that are closest to the river, including the La Bajada and Los Altos areas.
- **2011 West Dallas Urban Structures and Guidelines:** this plan involved the City of Dallas but included other public and private partners in its creation. It was adopted in 2011 and focuses on the Trinity Groves section of West Dallas, closest to downtown.

Each of these plans shaped the built environment of today's West Dallas. Because of this, an analysis of each plans' land use recommendations is outlined below.

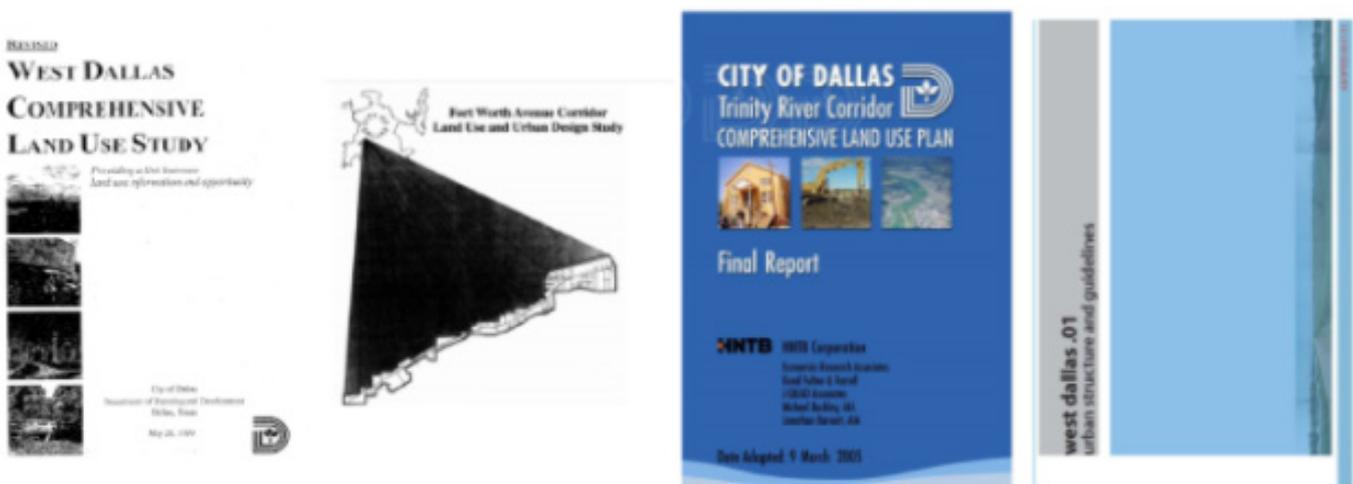


Figure 6. The four land use plans referenced above inform current land use and zoning decisions in West Dallas.

West Dallas Comprehensive Land Use Study (1999)

The West Dallas Comprehensive Land Use Study was adopted in 1999. The mission of this land use study was to “inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.” Its purpose was to better equip West Dallas residents, neighborhood organizations and citizens with specific information necessary to building community consensus as they prioritized and presented land uses needs to decision makers. All issues, goals, recommendations, and visioning maps developed in this land use study were identified from numerous meetings between planning task forces and steering committing members before results were presented at a January 1998 community meeting.

The results of the land use study are not that different from current land uses in West Dallas today. West Dallas is mostly zoned industrial, especially along the Singleton corridor, and north of Singleton is majority single-family, low-density multifamily, with community-serving retail land uses mostly along major thoroughfares. With more than 900 vacant lots and only 175 out of West Dallas’ 6000+ acres used for community retail, many West Dallas residents had to travel elsewhere to have basic needs met.

This land use study proposed no zoning changes, instead focusing its recommendations on stimulating economic growth, stabilizing housing resources, and better using community resources like Trinity River greenspace. The plan mentioned the prevalence of non conforming land uses in West Dallas, stating that “a non-conforming land use is allowed to remain because it was ‘legal’ before the zoning changed.” It is not allowed to expand. If demolished, that non-conforming land-use is not allowed to rebuild.

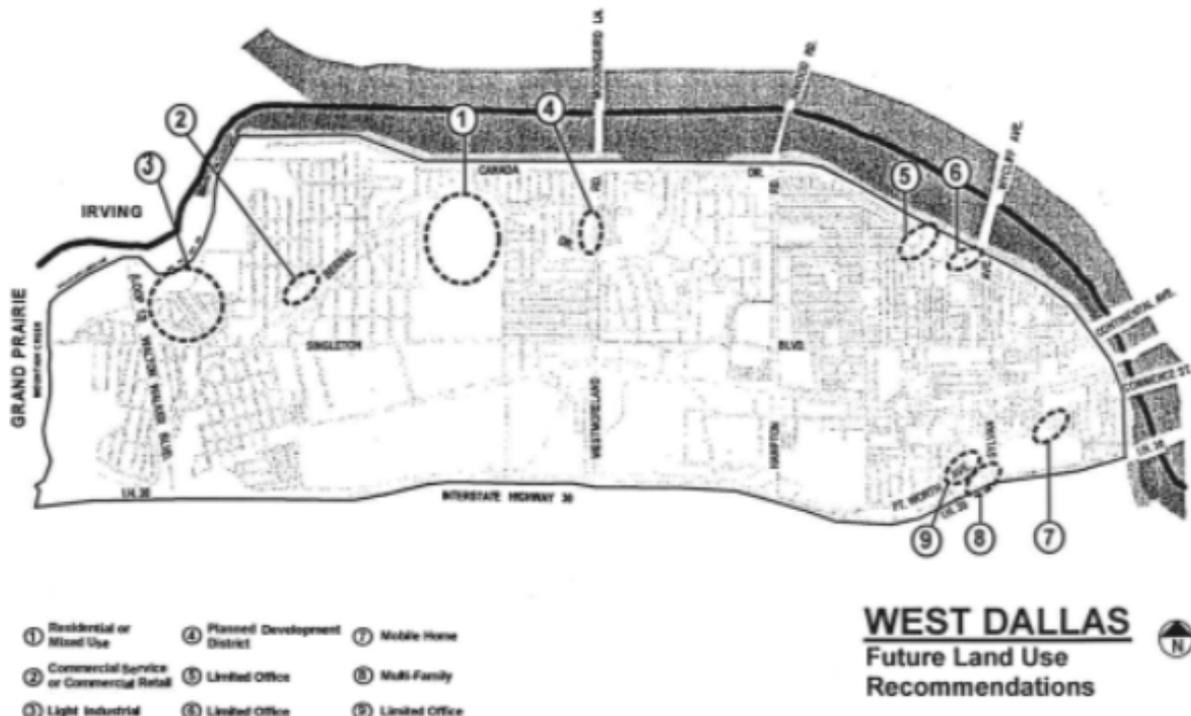


Figure 7. Future land use recommendations from the West Dallas Comprehensive Land Use Study.

Fort Worth Avenue Corridor Plan (2004)

Fort Worth Avenue Visioning & Conceptual Land Use Study

The Fort Worth Avenue Visioning & Conceptual Land Use Study focuses on the West Commerce / Fort Worth Avenue Corridor of West Dallas. Its visioning and conceptual land use study began as a community-based visioning process, led by 3 residents in 1999. Their efforts picked up momentum when these residents, joined by others, put forward their vision in the January 2002 Fort Worth Avenue Summit. Problems identified at this first annual Fort Worth Avenue Summit mirrored issues raised in the West Dallas Comprehensive Land Use Study: non-code-conforming uses, poorly maintained roads and infrastructure; uncontrolled trash and illegal dumping; a lack of neighborhood service retail; a lack of greenery and greenspace; a lack of signage standards, a general of beauty, continuity, and sense of place; and a lack of walkability. Some of the amenities and room for development potential in the Fort Worth Avenue Land Use Plan included: direct connection to downtown via the Commerce St. bridge; strong, diverse single-family and multi-family neighborhoods to the south and north; a number of historic buildings and landmarks worth preserving; and proximity to the under-utilized Coombs Creek and Stevens Park green spaces.

After the Summit, residents and local commercial partners jointly created the Fort Worth Avenue Development Group, a steering committee formed to better identify challenges and areas for growth in the Fort Worth Avenue neighborhood. On Saturday October 26, 2002 this steering committee, and other partners, held a day-long community visioning event or charette at the Bronco Bowl on Fort Worth Avenue. This charette attracted more than 600 invited participants to the shorter visioning activities and more than 80 individual participants to its longer, 6-hour vision session. A plan to address the issues raised in the charette was developed through consensus-making processes, and directly targeted infill and mixed-use redevelopment and development; improved roadway system; open lands; improved streetscape; and encouraged various stakeholders to work together to increase qualitative value within the neighborhoods and community. Many of the area's problems were attributed to a lack of cohesive planning; lack of coordination of separately owned buildings; and under or non-regulated zoning planning.

Fort Worth Avenue Land Use & Urban Design Study

The Fort Worth Avenue Land Use & Urban Design Study covered everything along North Beckley Avenue & West Commerce Street, beginning at Westmoreland & Fort Worth Ave to the West and ending at North Beckley and Commerce St to the East, extending out about $\frac{1}{8}$ or $\frac{1}{4}$ mile along this corridor. It was prepared with the assistance of appointed steering committee members and ex-officio participation from West Dallas and Oak Cliff chambers of commerce, eleven members in total. Three community meetings were held to gather community input, specifically as it related to future zoning. The recommendations for future land use aligned with those outlined in the Fort Worth Avenue Visioning and Conceptual Design Study.

Trinity River Corridor Plan (2009)

The Trinity River Corridor plan is specifically concerned with land use for the entire Trinity River Corridor which bisects the City of Dallas. This plan is “the result of a planning process that started in 2000 and was completed in 2005.” It produced many detailed research reports and conducted an “extensive, inclusive public involvement program.” It defines a set of 33 ‘land use types’ that are appropriate in one or more locations throughout the Trinity River Corridor as they relate to the plan’s five main objectives for community development.

Those objectives are:

- connecting North and South Dallas;
- establishing the role of economic development along the Trinity River;
- creating a vibrant central city;
- establishing the Trinity River floodplain as the front yard of the City;
- enhancing the City’s urban spaces to increase the appeal of urban life.

This land use plan captures the majority of the planning boundaries for the Singleton Corridor Neighborhood-Led plan and is therefore important to look closely at past recommendations for land use and zoning. Specifically, the Trinity River Corridor plan identifies future land use along the corridor to be deindustrialized from heavy industrial to light industrial, increases housing land uses (both single family and multifamily), and increases commercial retail opportunities along the corridor. A detailed description of proposed land use is outlined in Figure 8 below.

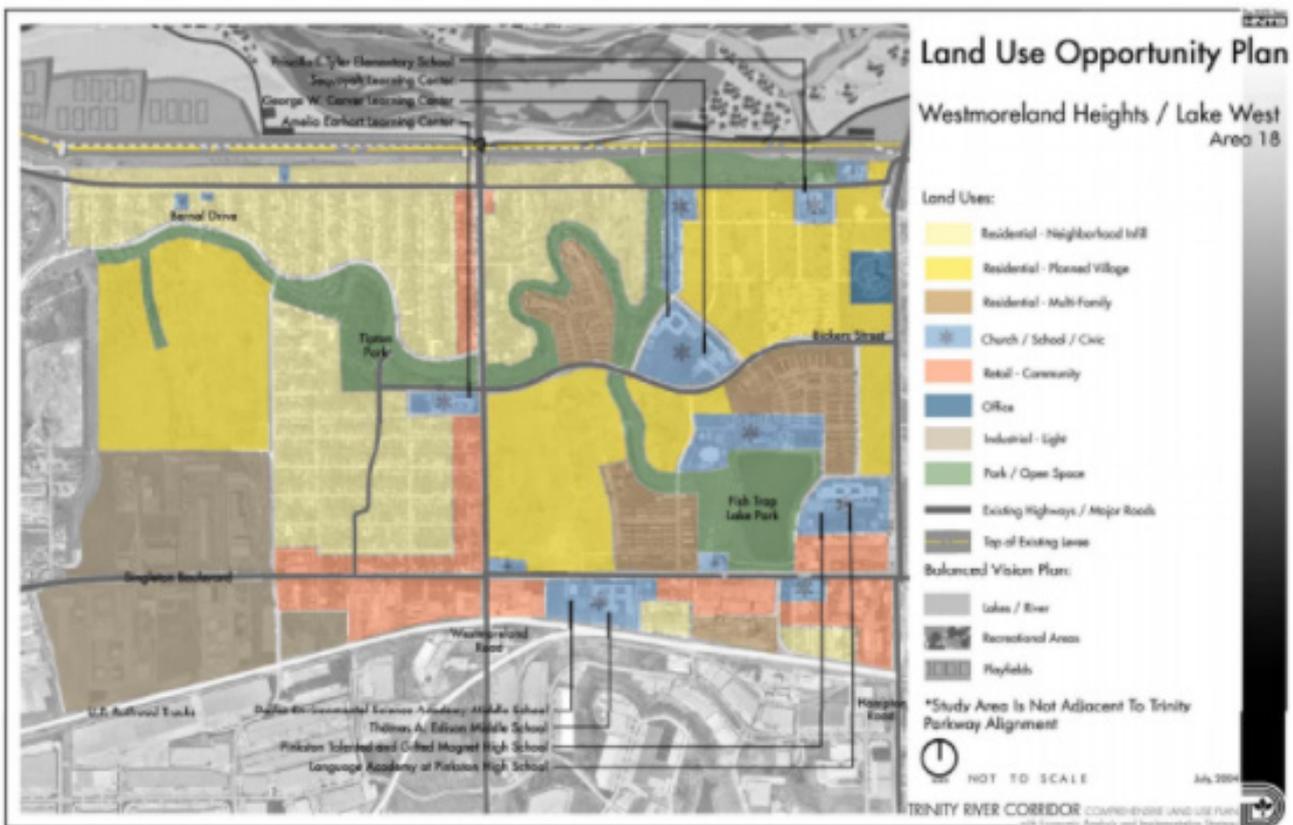


Figure 8. Map of land use recommendations for the section of the Trinity River Corridor Plan that covers the majority of the plan boundaries.

West Dallas Urban Structures & Guidelines (2011)

This land use plan focuses mostly on the eastern section of West Dallas, closest to the River and downtown area. This area has experienced a lot of development and this plan seeks to steward that growth while maintaining the character of the adjacent communities. Their three underlying objectives in the plan include enhancing and protecting La Bajada, allowing for incremental development, and focusing on high-density development along Herbert Street to create key development nodes. They identified the goal for each neighborhood to have their own park to meet the needs of the diverse populations living in the area (seniors, children, parents etc). Several of the goals of Phase I have been achieved including the construction of the Hunt Hill Bridge, and the continental pedestrian walkway. Some of the land use recommendations included:

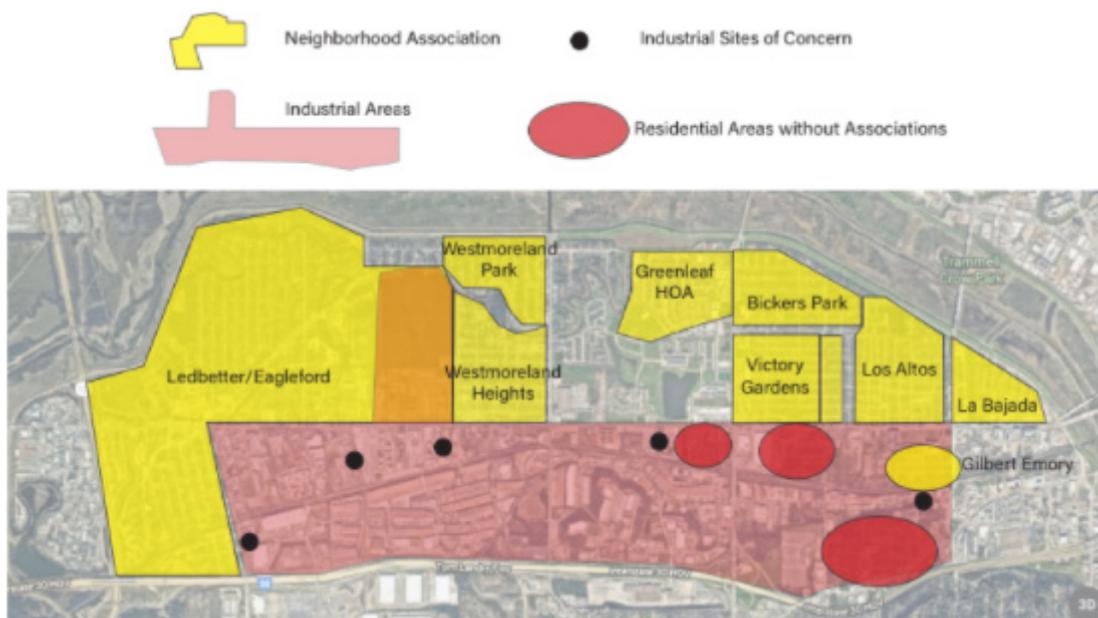
- High density residential, office and hospitality
- Transit stations and townhomes
- Multifamily and mixed use residential
- Light commercial and manufacturing
- Community centers, education and parks



Figure 9. Illustrates the areas included in the Urban Design plan

Project Scope

The boundaries of the plan were determined through consensus decision making with the Environmental Justice Subcommittee of West Dallas 1 and other participating residents. The boundaries were determined based on the presence of industrial zoning intertwined with residential areas, or in close proximity to other public community land uses. The emphasis on outreach to residents within the plan boundaries was centered because they are the people most directly impacted by the hazardous industrial uses and therefore should be leading voices in determining what uses are appropriate now and in the future. The map below illustrates roughly the boundaries for neighborhood associations, major sources of pollution and industrial land uses in West Dallas.



The plan boundaries outlined below were selected because they include the residential areas that are zoned industrially, and encompass the majority of the hazardous industrial polluters along the Singleton Corridor. The boundaries are Singleton Boulevard to the north, Chalk Hill Road to the west, I-30 to the south, and Vilbig Road to the east.

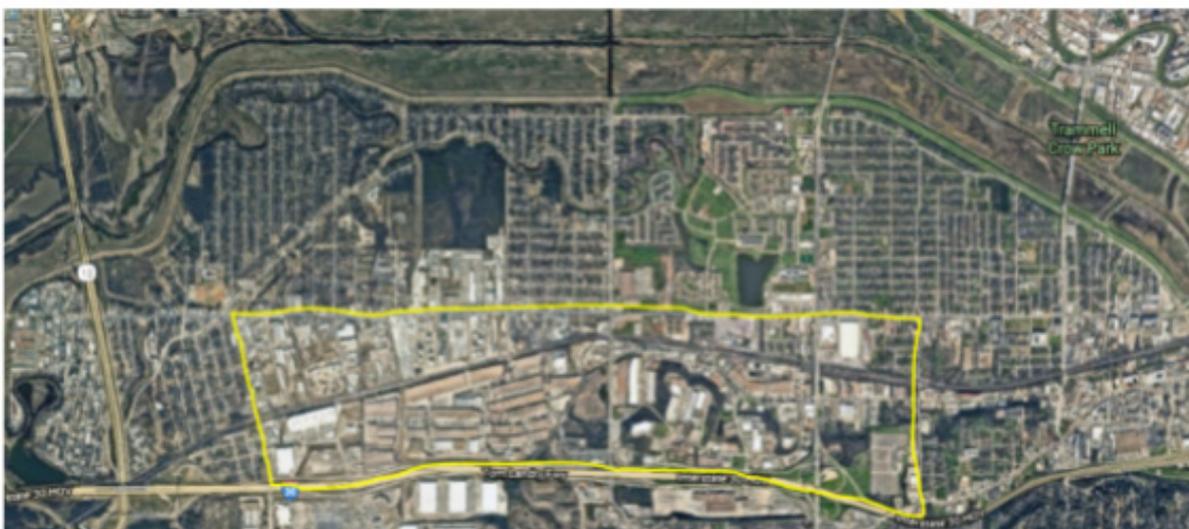


Figure 10. This map shows the plan boundaries for the scope of this project

Demographic Analysis

The following table outlines the demographic information for both the entire West Dallas area (75212) and the data for the population within the plan boundaries. Because the plan boundaries do not exactly follow the census tract boundaries used by the census to aggregate data, the block groups within the census tracts were the smallest level of aggregation to review the demographic information within the plan boundaries. Block Group level data was not available at this level, therefore Block level within census tracts was the next best aggregation.

	75212 (2019: ACS 5-Year Estimates Data Profiles)	Plan Boundaries (2019: ACS 5-Year Estimates for Census tract 105 Block 1 & Census tract 205 Block 2)
Population	28,720	2,719
Race & Ethnicity		
• White	10%	27%
• Black or African American	28%	48%
• Hispanic or Latino	60%	22%
• Other	1%	5%
Housing Units	8,658	1,808
Population in Households by Age		
• Under 18	31%	38%
• Over 18	69%	64%
Median Household Income	\$38,212	\$24,232
Educational Attainment		
• High School	34%	18%
• Associate	16%	0%
• Bachelor	5%	0%
• Masters	2%	0%
Population at or Below Poverty Level	28%	41%
Household Characteristics		
• Renter	50%	N/A
• Owner	48%	N/A
• Vacant	<1%	N/A

EXISTING CONDITIONS



EXISTING CONDITIONS

Existing Zoning & Land Use: 75212

A parcel analysis was conducted for the entire zip code that encompasses West Dallas (75212) in order to identify the residential properties that have industrial zoning, and identify areas where the industrial zoning does not align with current land use. The chart below shows the distribution of zoning in 75212. The zoning was then compared parcel by parcel to the land use of the parcels using google maps and google earth. The breakdown of land use by zoning district is outlined in the tables below. There are also several planned development districts (PDs) which are custom zoning districts that can include many different land uses under one zoning district.

Based on the chart below, it is clear that 75212 is overwhelmingly a residential area with 34.8% of the land zoned Single Family R-5 (which is a type of residential single family zoning) and almost 10% zoned Townhouse residential. However, 14.2% of the land is zoned Industrial Research (the second heaviest industrial zoning district) and 7.5% of the land is zoned Industrial Manufacturing (the heaviest industrial zoning district). Several of the Planned Development (PD) districts allow for industrial use, so there is likely over 20% of the land zoned industrial in 75212.

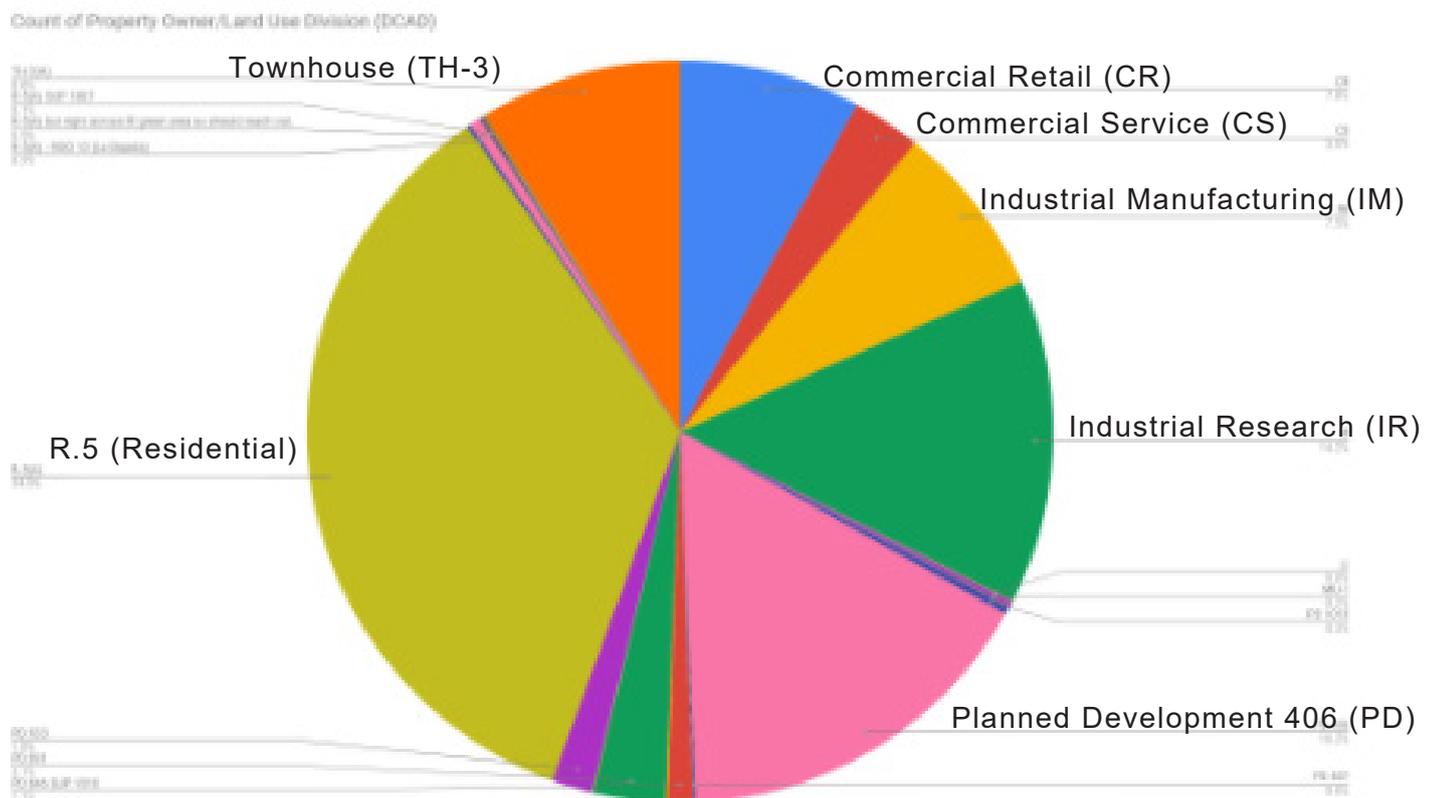


Figure 11. This chart shows the breakdown of zoning districts in 75212

The tables indicate the differences that exist between the zoning and the land use. The zoning is what regulates the types of land uses that are allowed in an area, but there are a wide variety of land uses that are allowed in different zoning districts. For example, a park land use could be in a Single Family Residential zoning district. For that reason, the parcel analysis comparing current zoning district and existing land use was conducted to accurately assess the current conditions in West Dallas.

Table 1. Illustrates the land use found in the R-5(A) Single Family Residential District

R-5(A): Single family district 5,000 square feet. Distrito unifamiliar de 5,000 pies cuadrados.			
Actual Use / Uso Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Church. Iglesia.	6	889	0.7%
Multi Family. Multi Familiar.	1	889	0%
Single family. Unifamiliar.	739	889	83%
Vacant Lot. Terreno Baldío.	124	889	14%
Abandoned. Abandonado.	3	889	0.3%
Commercial Retail. Comercio Minorista.	7	889	1%
Unknown. Desconocido.	9	889	1%
Total	889	889	98%

Table 2. Illustrates the land use found in the R-5(A) Single Family Residential District with SUP

R-5(A): same district as above but with a specific use permit #1807			
Es el mismo distrito que el anterior, pero con un permiso de uso específico #1807			
Actual Use/Uso Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Recreation. Recreación.	1	2	50%
Vacant lot. Terreno Baldío.	1	2	50%
Total	2		100%

Table 3. Illustrates the land use found in the MF-1(A) Multi-Family Residential Zoning District

MF-1(A): Multifamily district 1. Distrito multifamiliar 1.			
Actual Use/Uso Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Multi Family. Multi Familiar.	1	1	100%
Total	1		100%

Table 4. Illustrates the land use found in the TH-3(A) Townhouse Residential Zoning District

TH-3(A): Townhouse district 3. Distrito de casas adosadas 3.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Commercial Retail. Comercio Minorista.	2	220	1%
Commercial Service. Servicio Comercial.	1	220	0%
Institution. Institución.	6	220	3%
Multi Family. Multi Familiar.	7	220	3%
Outdoor Storage. Almacenamiento al aire libre.	1	220	0%
Single Family Home. Casa Unifamiliar.	94	220	43%
Unknown. Desconocido.	17	220	8%
Vacant lot. Terreno Baldío.	91	220	41%
Recreation. Recreación.	1	220	0%
Total	220		100%

Table 5. Illustrates the land use found in the MU-1(A) Mixed Use Zoning District

MU-1: Mixed use district 1. Distrito de uso mixto 1.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Church. Iglesia.	1	5	20%
Single family. Unifamiliar.	1	5	20%
Unknown. Desconocido.	3	5	60%
Total	5	5	100%

Table 6. Illustrates the land use found in the Planned Development Zoning District 891

PD 891: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Abandoned. Abandonado.	3	79	3.8%
Restaurants. Restaurantes.	2	79	2.5%
Commercial Retail. Comercio Minorista.	3	79	3.8%
Commercial Service. Servicio Comercial.	3	79	3.8%
Industrial Inside. Industrial Dentro.	8	79	10.1%
Mixed Use (Apartment and Retail). Uso mixto (apartamento y venta al por menor).	8	79	10.1%
Outdoor Storage. Almacenaje al aire libre.	3	79	3.8%
Single Family Home. Casa Unifamiliar.	10	79	12.7%
Vacant Lot. Terreno Baldío.	39	79	49.4%
Total	79	79	100%

Table 7. Illustrates the land use found in the Planned Development Zoning District 846

PD 846: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Commercial Retail. Comercio Minorista.	9	27	33%
Industrial Inside. Industrial Dentro.	2	27	4%
Industrial Outside. Industrial fuera.	1	27	4%
Outdoor Storage. Almacenaje al aire libre.	10	27	37%
Vacant lot. Terreno Baldío.	5	27	19%
Total	27	27	100%

Table 8. Illustrates the land use found in the Planned Development Zoning District 1010

PD 1010: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Commercial Service. Servicio Comercial.	3	8	38%
Church. Iglesia.	1	8	13%
School. Escuela.	1	8	13%
Vacant lot. Terreno Baldío.	1	8	13%
Park. Parque.	2	8	25%
Total	8		100%

Table 9. Illustrates the land use found in the Planned Development Zoning District 933

PD 933: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Multi Family. Multi Familiar.	2	45	4.4%
Single Family Home. Casa Unifamiliar.	42	45	93%
Vacant lot. Terreno Baldío.	1	45	2%
Total	44	90	98%

Table 10. Illustrates the land use found in the Planned Development Zoning District 866

PD 866: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Industrial Inside. Industrial Dentro.	1	2	50%
Industrial Outside. Industrial fuera.	1	2	50%
Total	2		100%

Table 11. Illustrates the land use found in the Planned Development Zoning District 492

PD 492: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Commercial Service. Servicio Comercial.	1	1	100%
Total	1		100%

Table 12. Illustrates the land use found in the Planned Development Zoning District 718

PD 718: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Institution. Institución.	1	1	100%
Total	1		100%

Table 13. Illustrates the land use found in the Planned Development Zoning District 406

PD 406: Planned development district. Distrito de desarrollo planificado.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Abandoned. Abandonado.	4	408	1.0%
Commercial Retail. Comercio Minorista.	128	408	31%
Commercial Service. Servicio Comercial.	65	408	16%
Industrial Inside. Industrial Dentro.	13	408	3%
Industrial Outside. Industrial Fuera.	12	408	3%
Outdoor Storage. Almacenaje al aire libre.	124	408	30%
Single Family Home. Casa Unifamiliar.	11	408	3%
Unknown. Desconocido.	1	408	0.2%
Vacant lot. Terreno Baldío.	50	408	12%
Total	408		99%

Table 14. Illustrates the land use found in the Neighborhood Service Zoning District

Neighborhood Service (NS):			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Commercial Service. Servicio Comercial.	1	1	100%
Total	1		100%

Table 15. Illustrates the land use found in the Commercial Service Zoning District

CS: Commercial Service. Servicios Comerciales.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Abandoned. Abandonado.	2	74	2.7%
Commercial Retail. Comercio Minorista.	33	74	44.6%
Commercial Service. Servicio Comercial.	12	74	16.2%
Industrial Inside. Industrial Dentro.	1	74	1.4%
Outdoor Storage. Almacenaje al aire libre.	10	74	13.5%
Single Family Home. Casa Unifamiliar.	7	74	9.5%
Vacant lot. Terreno Baldío.	9	74	12.2%
Total	74	74	100.0%

Table 16. Illustrates the land use found in the Community Retail Zoning District

CR: Community Retail. Minorista Comunitario.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Abandoned. Abandonado.	13	202	6.4%
Commercial Retail. Comercio Minorista.	61	202	30.2%
Commercial Service. Servicio Comercial.	54	202	26.7%
Church. Iglesia.	4	202	2.0%
Outdoor Storage. Almacenaje al aire libre.	2	202	1.0%
Single Family Home. Casa Unifamiliar.	23	202	11.4%
Unknown. Desconocido.	2	202	1.0%
Vacant lot. Terreno Baldío.	43	202	21.3%
Total	202	202	100.0%

The tables below breakdown the industrial land uses found in all three types of industrial zoning districts: Light Industrial (LI), Industrial Research (IR) and Industrial Manufacturing (IM). Currently there is one lot zoned for Light Industrial and it is vacant. 25% of the land zoned for Industrial Research is currently vacant and 21% currently is used as Single Family residential. 10% of the land zoned for Industrial Manufacturing is vacant and 2% is used as Single Family residential. These are examples of the land use mismatch, where residential land uses should be aligned with residential zoning. Similarly, vacant land that has heavy industrial zoning will be a prime target for further industrialization of the Singleton Corridor, which is harmful to resident quality of life.

Table 17. Illustrates the land use found in the Light Industrial Zoning District

LI: Light Industrial. Industrial Ligero.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Vacant lot. Terreno Baldío.	1	1	100%
Total	1		100%

Table 18. Illustrates the land use found in the Industrial Research Zoning District

IR: Industrial Research. Investigación Industrial.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Abandoned. Abandonado.	8	357	2%
Commercial Retail. Comercio Minorista.	87	357	24%
Commercial Service. Servicio Comercial.	29	357	8%
Industrial Inside. Industrial Dentro.	20	357	6%
Industrial Outside. Industrial fuera.	4	357	1%
Church. Iglesia.	7	357	2%
School. Escuela.	2	357	1%
Institution. Institución.	1	357	0.3%
Multi Family. Multi Familiar.	1	357	0.3%
Outdoor Storage. Almacenaje al aire libre.	18	357	5%
Single Family Home. Casa Unifamiliar.	75	357	21%
Vacant lot. Terreno Baldío.	88	357	25%
Unknown. Desconocido.	15	357	4%
Total	355	357	99%

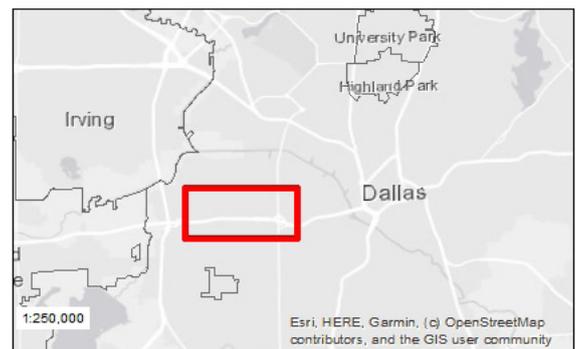
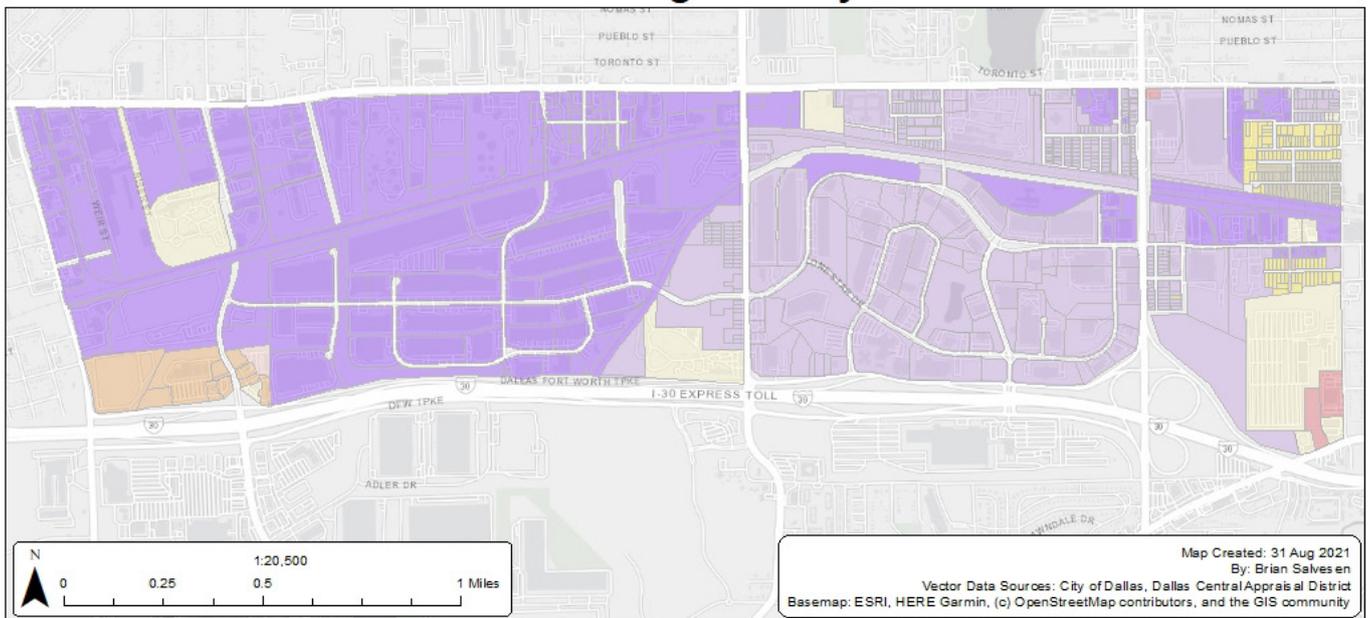
Table 19. Illustrates the land use found in the Industrial Manufacturing Zoning District

IM: Industrial Manufacturing. Fabricación Industrial.			
Actual Use/Usos Actual	# Parcels/Parcelas	Total Parcels/Parcelas	Percentage/Porcentaje
Abandoned. Abandonado.	3	189	2%
Commercial Retail. Comercio Minorista.	90	189	48%
Commercial Service. Servicio Comercial.	30	189	16%
Industrial Inside. Industrial Dentro.	16	189	8%
Industrial Outside. Industrial fuera.	9	189	5%
Museum. Museo.	1	189	1%
Outdoor Storage. Almacenaje al aire libre.	18	189	10%
Single Family Home. Casa Unifamiliar.	4	189	2%
Vacant lot. Terreno Baldío.	18	189	10%
Total	189	189	100%

Zoning & Land Use: Plan Boundaries

The majority of the zoning within the plan boundaries is industrial and the majority of the land use within the plan boundaries is commercial. Both Industrial Research (IR) and Industrial Manufacturing (IM) are present with the majority of IM zoning further west and the IR zoning further east. The distribution of IM and IR zoning as well as the industrial outside and inside land uses are outlined in the map below. These two zoning districts (IR and IM) are the two heaviest commercial zoning districts in that they allow for the heaviest industrial activities. 74 industrial land uses that are sources of pollution in 75212 were identified and the majority of them are within the plan boundaries. These were identified through the parcel analysis looking at the zoning and land use, and determining if the land use causes any nuisances (smell, sound, traffic, dust etc.)

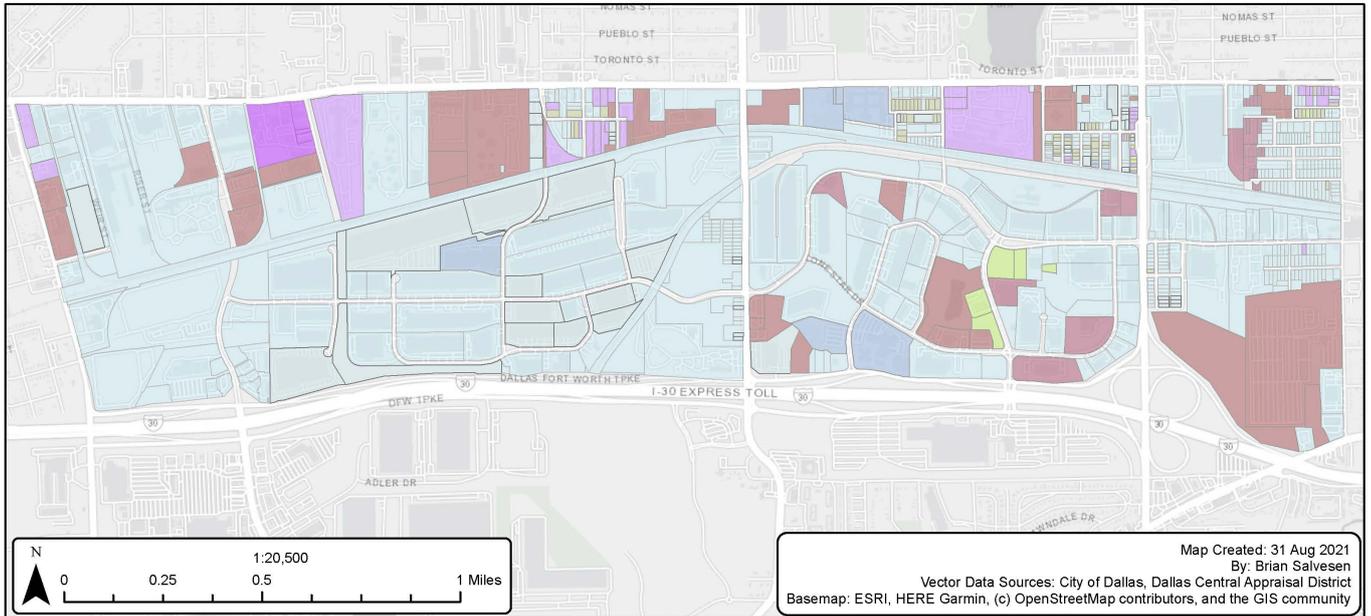
Current Zoning of Study Area



Figures 12. Current zoning of the study area shows the majority of land is zoned industrial

Almost all of the homes within the plan boundaries do not have residential zoning and are mostly zoned industrial. The map below indicates the residential land uses in green intertwined with the IR and IM zoning.

Current Land Use of Parcels For Possible Downzoning



* Of the 777 parcels in the study area, 553 were found to fit criteria for downzoning based on current land use. Of the 553 evaluated, 251 were able to be addressed matched to parcels via data from the City of Dallas and Dallas Central Appraisal District and are depicted in the map above. Further analysis could be done to geographically depict the remaining 302 values that have yet to be geographically matched.

Figures 13. Current land uses in the study area show the variety of land uses including residential, vacant, commercial, community retail etc.

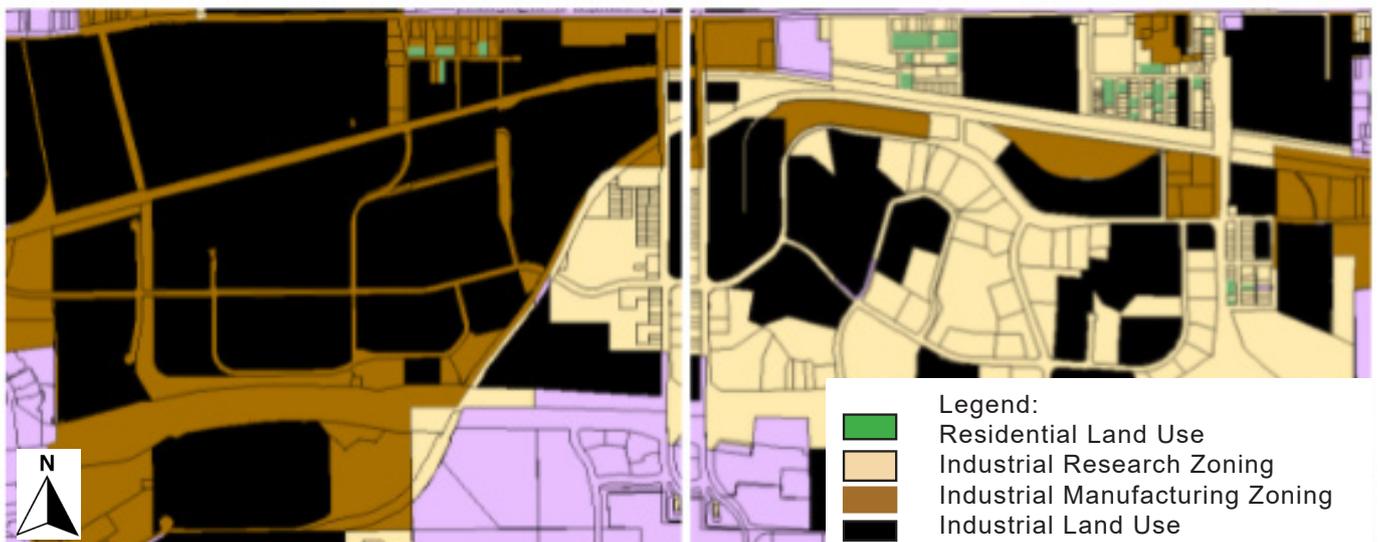


Figure 14. Illustrates the zoning and land use mismatch within a section of the plan boundaries

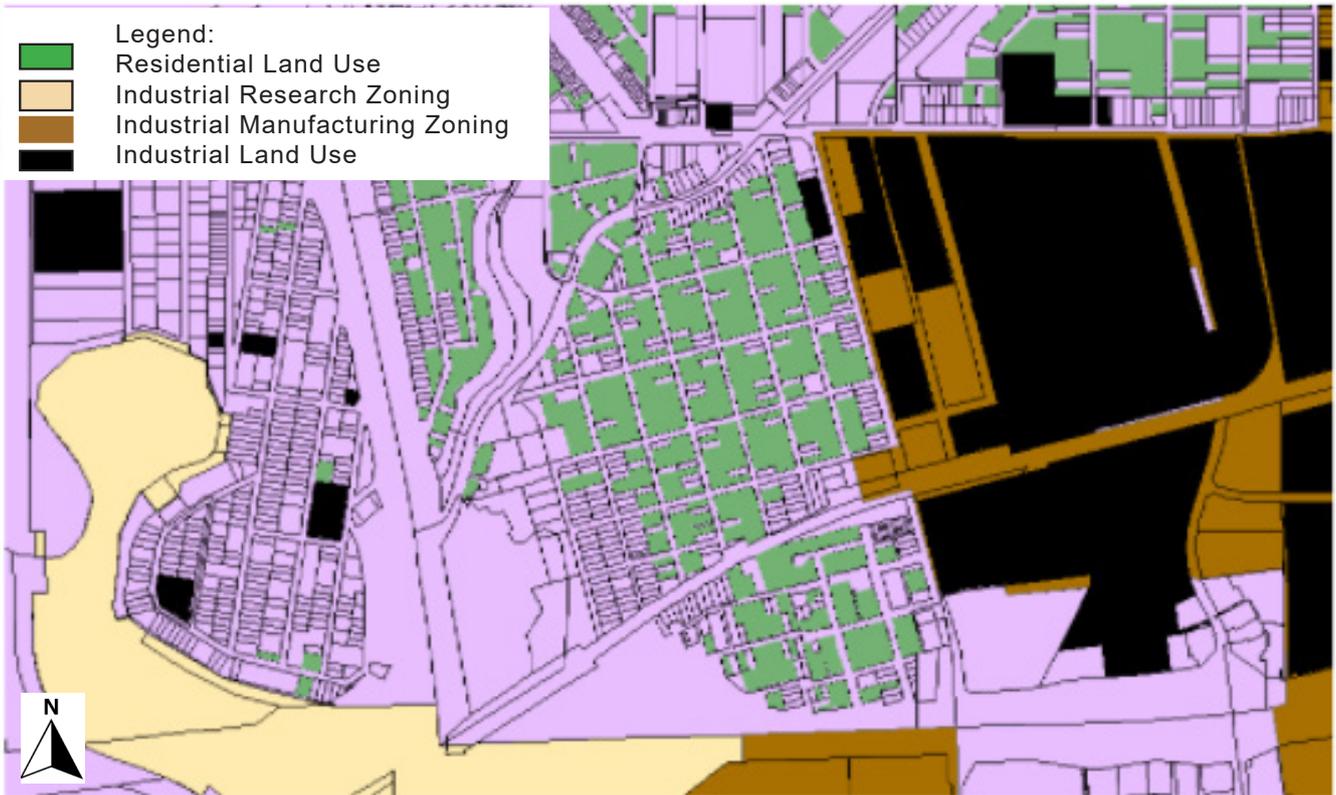


Figure 15. Illustrates the most westward section of the plan boundaries and the land use mismatch

There are some land use and zoning mismatches throughout the plan boundaries, which was one of the reasons for the neighborhood-led plan to be necessary: to reconcile the most appropriate zoning based on the current land uses. Residential properties should be afforded the rights of residential zoning and commercial properties that do not require heavy industrial zoning should be down zoned to prevent future heavy industrial polluters from further concentrating in West Dallas.

Residential Land Uses

Within the plan boundaries, according to census data there are a total of 401 people and 120 homes. There are three residential areas within the plan boundaries that have industrial zoning and residential land uses. The areas are outlined in the maps below and the table summarizes the population and number of households. Although Kingbridge Crossing apartments were not included within the plan boundaries, residents were contacted through flyering and door to door survey outreach to incorporate their vision and values. There are 196 units at Kingbridge Crossing apartments.

Table 20. Shows the breakdown of population and homes within the plan boundaries.

*Kingbridge is outside of the plan boundaries, but included here to illustrate the number of residential homes

	Population	Homes
Area 1 (Muncie)	244	75
Area 2 (East & West GAF)	150	41
Area 3 (Chalk Hill)	7	4
Area 4 (Kingbridge)*	N/A	196



Figure 16. This map shows the population numbers in Area 1



Figure 17. This map shows the household numbers in Area 1

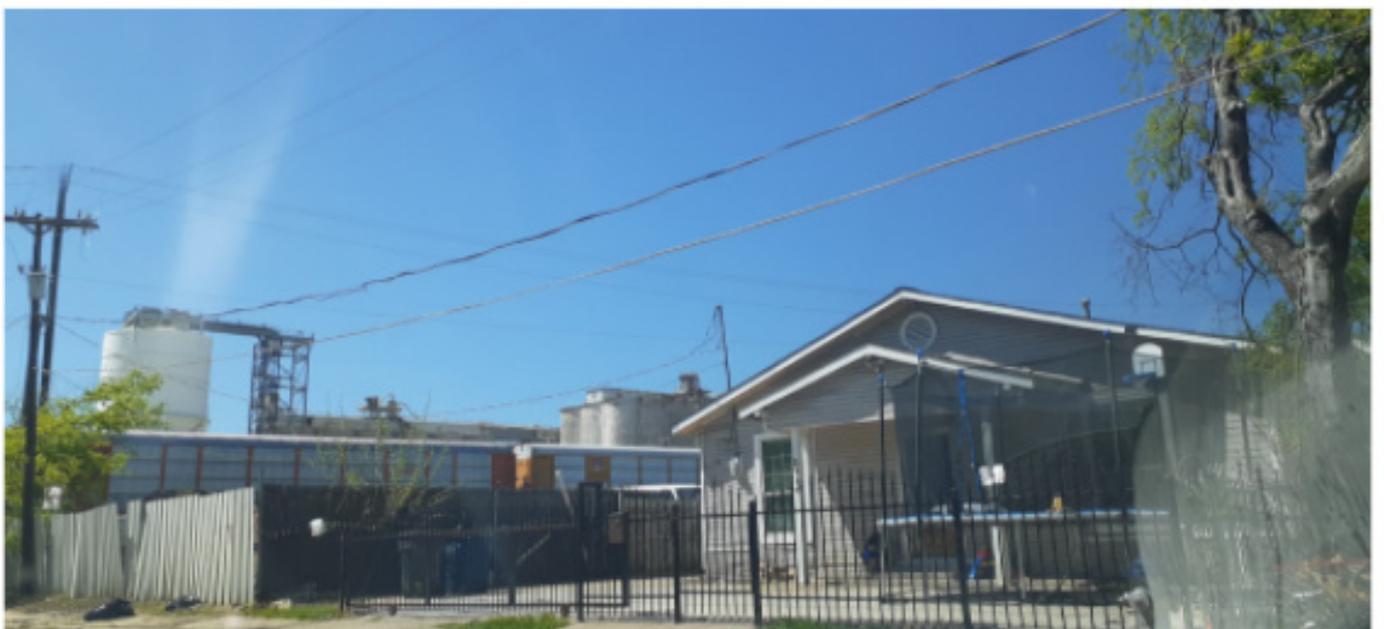


Figure 18. Homes to the east of GAF, south of Singleton and north of the train tracks, surrounded by industry

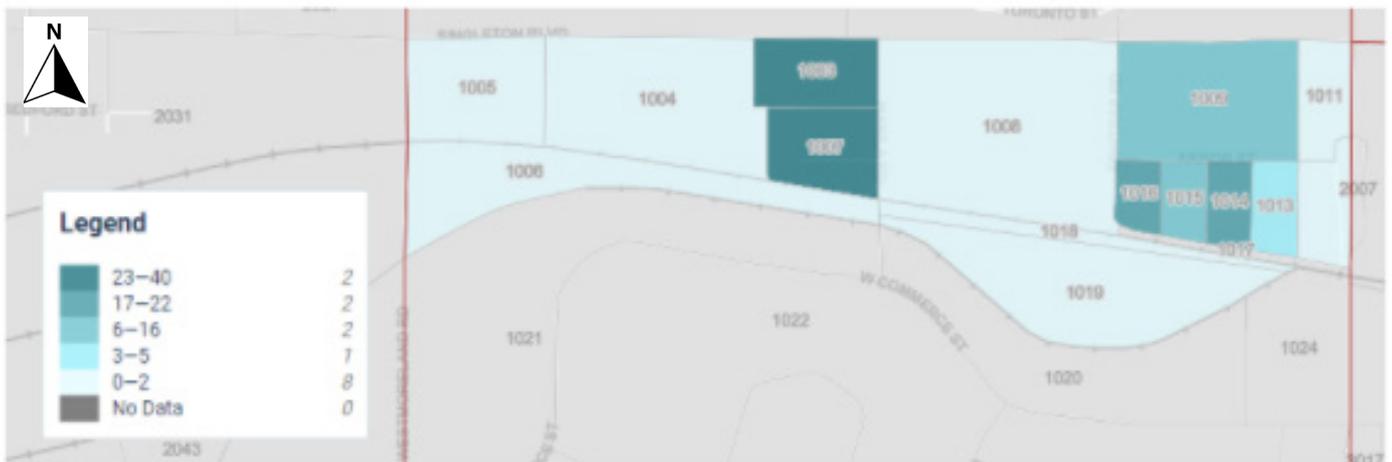


Figure 19. This map shows the population numbers in Area 2



Figure 20. This map shows the household numbers in Area 2



Figure 21. Homes to the west of GAF, south of Singleton and north of the train tracks, directly adjacent to GAF (Bedford Street).



Figure 22. This map shows the population numbers in Area 3



Figure 23. Homes to the far west of the plan boundaries along Chalk Hill road show the adjacency of industrial facilities to homes and play areas for children



Figure 24. Homes at the Kingbridge Crossing Apartments, a Dallas Housing Authority property directly north of GAF

Recreational Land Uses

The two main recreational uses within the plan boundaries are the West Dallas Multipurpose Center and the Dallas West Branch Library. Directly north of the plan boundaries is Fish Trap Lake, which includes a playground area and a walking trail. The West Dallas Multipurpose Center also has a community garden for growing vegetables. Despite these resources being within the boundaries, many residents still identified a lack of educational and recreational opportunities that meet the needs of their families (children, adults and seniors). The figure below illustrates the park, railway and gardening opportunities in West Dallas and how generally they are concentrated around the periphery instead of along the Singleton Corridor.



Figure 25. Illustrates the park, trail way and community gardening space in West Dallas and the plan boundaries



Figure 26. View from Our Lady of San Juan de los Lagos - Santa Teresita, the Catholic Church across the street from GAF and in the middle of other residential communities on Singleton

PLANNING PROCESS

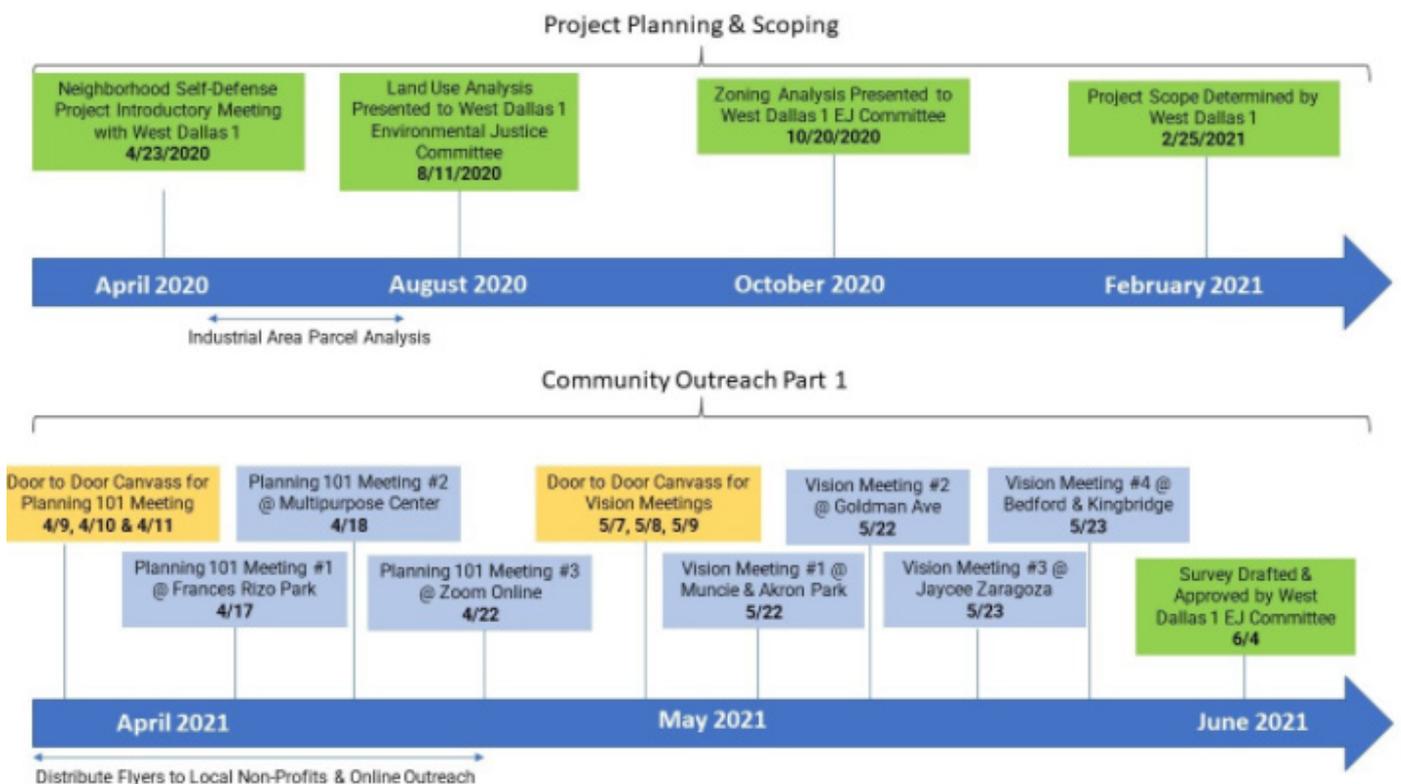


PLANNING PROCESS

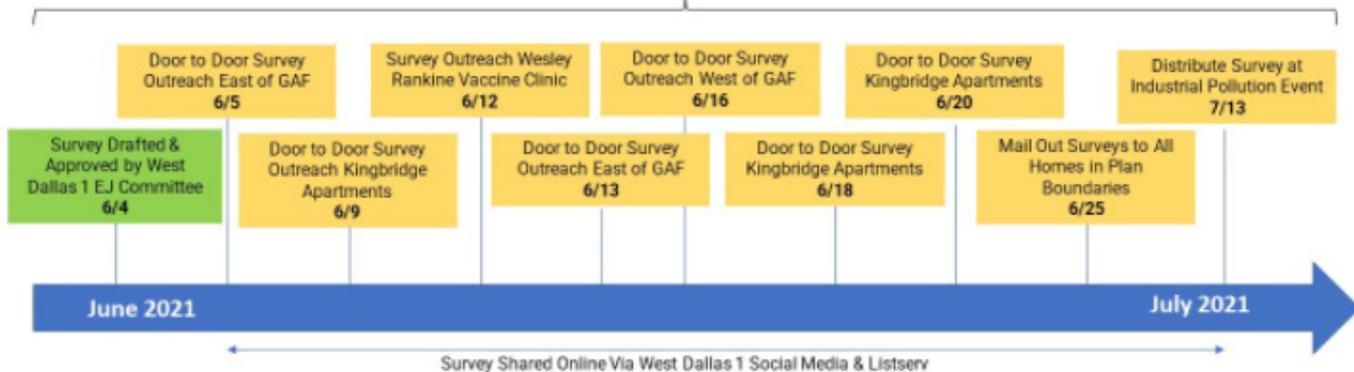
The planning process followed the curriculum created through the Neighborhood Self-Defense Project and was tailored to the specific needs of the scope of this plan. The COVID-19 pandemic significantly impacted the initial scoping of the project in Spring 2020, however, in person engagement and outreach using CDC recommended safety regulations were possible in Spring, Summer and Fall of 2021. The timeline for the planning process is outlined below. Although the formal planning process began in April 2021, initial scoping and project development for the plan began in January 2020 and community advocacy around self-determination in land use and zoning has been ongoing for years, led by West Dallas 1 and other neighborhood-based organizations.

Timeline

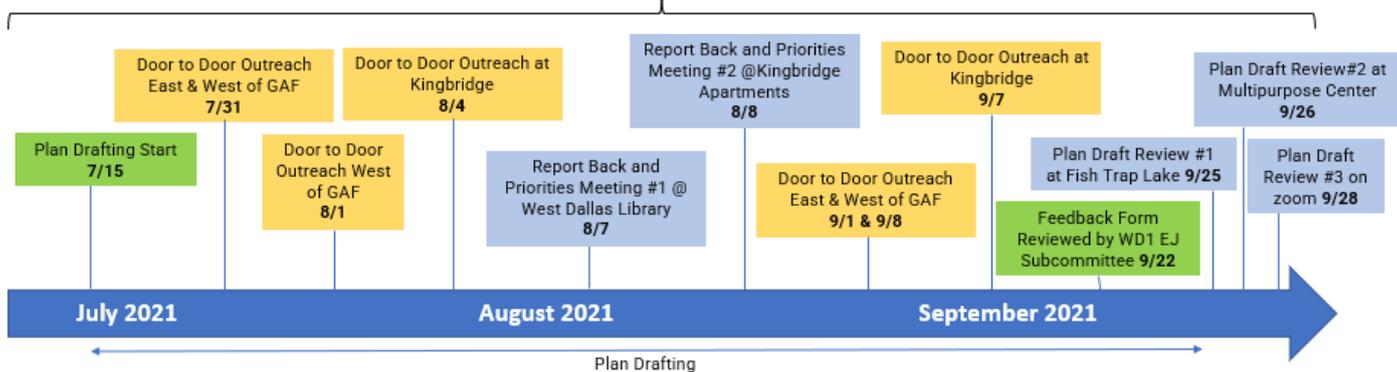
The green sections are steps taken by the West Dallas 1 Environmental Justice Subcommittee in facilitating the planning process. The orange boxes are outreach and engagement directed by the Neighborhood Self-Defense Project and the blue boxes are meetings (virtual and in person) that were hosted for plan creation.



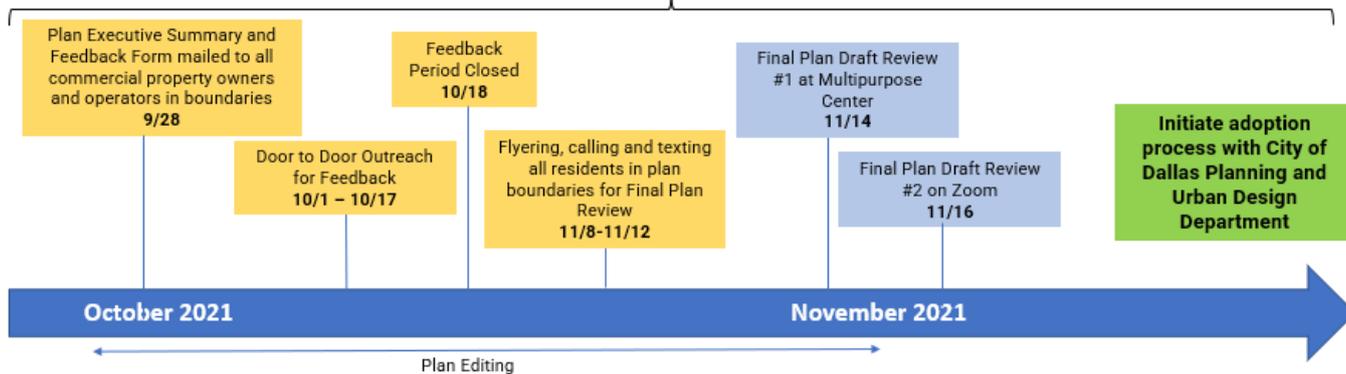
Community Outreach Part 1



Plan Drafting & Community Outreach Part 2



Plan Drafting & Community Outreach Part 2



Inclusive Community Engagement

Inclusive community engagement is fundamental to the development of this neighborhood-led land use plan. Because this is a neighborhood-led planning initiative, the following steps were taken to ensure maximum participation from residents within the plan boundaries and to ensure residents outside of the plan boundaries had clear opportunities for input as adjacent and therefore affected communities.

- The scope of the project was determined by participating residents and by leadership in the West Dallas 1 Environmental Justice Subcommittee.
- All meetings were hosted in English and Spanish and any flyers, educational resources or other paperwork distributed were also always available in English and Spanish.
- Homes within the plan boundaries were notified via door-knocking, phone or email about every upcoming meeting.
- Meetings were offered multiple times at different times of day and days of the week, in multiple locations to ensure accessibility for residents.
- All flyers for meetings were approved by the community leaders involved in the planning process.
- The survey used to generate quantitative feedback was approved by the community leaders involved in the planning process.
- Feedback from the first draft of the plan was solicited from residents and incorporated into the second draft of the plan.
- Internal adoption of the plan by the community involved full consensus around the goals, vision, and priorities outlined in the planning document through community meetings and other modes of communication (phone, text, email, door-to-door).

The following process outlined in the chart below was used throughout the plan development process to ensure maximum resident participation for the entire 10-month curriculum.



Actividades para toda la familia y comida gratis

Únete al Proyecto de Autodefensa del Vecindario para crear una visión en el corredor urbano Singleton

Reúnanse con nosotros en cualquiera de las ubicaciones e intersecciones. ¡Participa en el taller y conoce a tus vecinos!

Sat 5/22 12:00 @ Goldman & Akron Street
 Sat 5/23 3:00 @ 1906 Munsie Ave (park)
 Sun 5/23 12:00 @ 3154 Clymer (Joyce+ Zaragoza)
 Sun 5/23 2:00 @ Bedford & Kingbridge Street
 Tues 5/25 4:00 @ ZOOM
<https://us02web.zoom.us/j/3565102948>
 Meeting ID: 356 510 2948
 Mobile+13462487799 pwr: 3565102948

Preguntas o inquietudes? 972-754-6640
 email westdallasone@gmail.com y neighborhoodselfdefense@gmail.com

Join the Neighborhood Self-Defense Project for a get-to-know each other meeting to discuss

YOUR NEIGHBORHOOD, YOUR PLAN

What is a neighborhood plan? How does it impact me and my family? Are there things you want to change about where you live? More parks? Better streets? Less truck traffic?

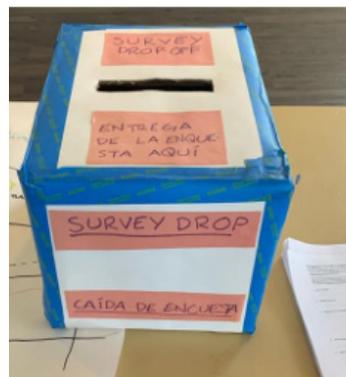
Come learn how your voice can be heard in deciding what happens in YOUR community.



Questions? Contact
 Raül Reyes, West Dallas 1 westdallasone@gmail.com
 Evelyn, Laura & Desiree neighborhoodselfdefense@gmail.com or
 754-810-0849



Saturday, April 17 4:00 pm Francis Rizo Park
 2303 Kerasaw Drive
 Sunday, April 18 12:00 Behind West Dallas Multipurpose Center
 2828 Fish Trap Road
 Tuesday, April 20 6:00 pm ZOOM Phone: +1 346 248 7799
<https://us02web.zoom.us/j/3565102948> or Meeting ID: 356 510 2948



Let's help each other make Singleton a healthier place to live.
Neighborhood Meeting - Everyone Invited
10 AM Saturday August 7th
 W. Dallas Branch Library 2332 Singleton
 Sponsored by the Neighborhood Self-Defense Project
 For more information: neighborhoodselfdefense@gmail.com

Did you Know?

GAP is the 3rd largest air polluter in Dallas County

GAP emits more Sulfur Dioxide air pollution than any other polluter in Dallas County, including Sulfur Dioxide can make it hard to breathe.

Air monitoring around GAP show possible violations of national limits for soot pollution. This kind of pollution makes it hard to breathe too.

Much of GAP's pollution is "grandfathered" - exempt from modern controls.

GAP lacks basic permits from the City of Dallas, and its federal permit is up for renewal.

Join us to hear a summary about GAP pollution, local air monitoring, and why right now is the best time to shape your neighborhood for the better. But we also need to hear from you - the people who live closest to GAP.



Figures 27. Examples of bilingual flyers and outreach materials for meetings

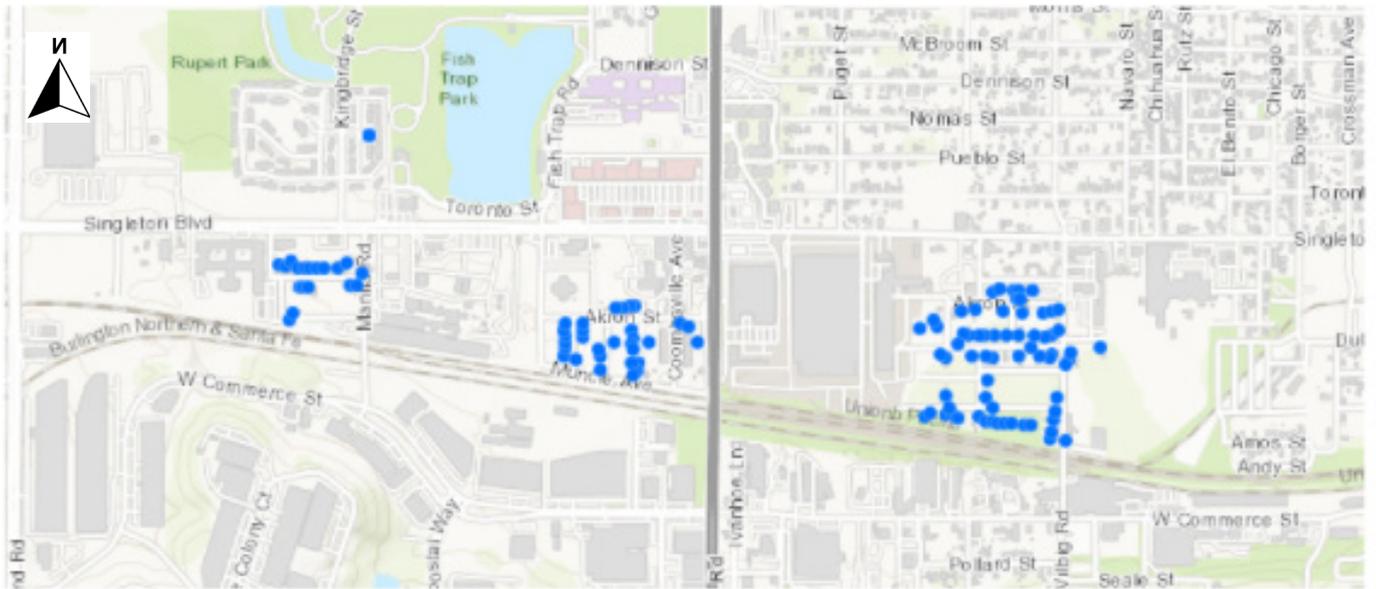


Figure 28. Map of the home where monthly door-to-door outreach occurred

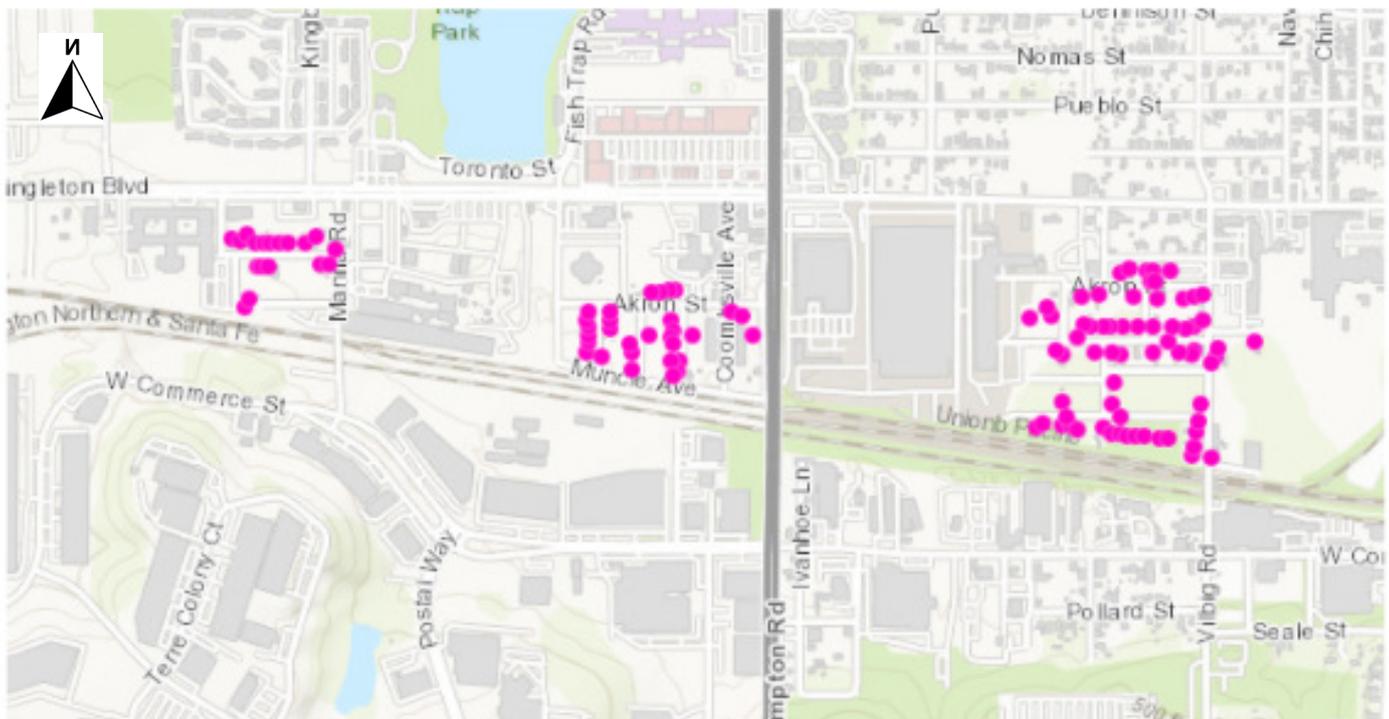


Figure 29. Map of the residential structures that received the survey via U.S. mail

This table below outlines the different ways that feedback was solicited throughout the planning process. Because of the COVID-19 pandemic and because of difficulty attending meetings, the process incorporated door-to-door outreach throughout the entire process to ensure that residents who were unable to or did not feel comfortable attending meetings had the ability to share throughout the process. Although every home within the plan boundaries was ‘touched’ every month through canvassing, this table outlines the situations when someone would answer the door and speak with our team. People were not counted twice despite multiple conversations at different times throughout the process. The total number of engaged residents reflects an estimated number of people who contributed to the development of this plan.

227 residents provided direct input into the creation of this plan, in an area with a population of roughly 401 and 100% of the residents within the boundaries were provided multiple opportunities for input.

Table 21. Shows the types of engagement by date and number of people

Engagement	Date	Location	No. Residents Spoken With
Door-to-Door Outreach	April 10, 2021	East Side GAF	7
Planning 101 Meeting	April 17, 2021	Multi Purpose Center	3
Planning 101 Meeting	April 18, 2021	Frances Rizo Park	5
Planning 101 Meeting	April 20, 2021	Zoom	11
Surveying	April 28, 2021	Wesley Rankin Vaccination Clinic	9
Door-to-Door Outreach	May 7, 2021	East Side GAF	3
Door-to-Door Outreach	May 8, 2021	East Side of GAF	5
Phone Calls	May 19, 2021	East Side of GAF	2
Vision Meeting	May 22, 2021	East Side of GAF and Muncie Area	7
Vision Meeting	May 23, 2021	Jaycee Zaragoza Recreation Center (Vaccination Event) and West Side of GAF	16
Survey Response (via Door-to-Door outreach)	June 5, 2021	East Side of GAF	7
Survey Response	June 7, 2021	Various	5
Survey Response	June 8, 2021	Various	3
Survey Response (via Door-to-Door outreach)	June 9, 2021	Muncie Area	4
Survey Response	June 12, 2021	Various	9
Survey Response	June 13, 2021	Various	8

Engagement	Date	Location	No.Residents Spoken With
Survey Response	June 14, 2021	Various	1
Survey Response (via Door-to-Door outreach)	June 15, 2021	Muncie Area	1
Survey Response (via Door-to-Door outreach)	June 17, 2021	East Side of GAF	2
Survey Response (via Door-to-Door outreach)	June 18, 2021	Kingbridge Crossing Apartments	3
Survey Response (via Door-to-Door outreach)	June 21, 2021	Kingbridge Crossing Apartments	12
Survey Response (via Door-to-Door outreach)	June 22, 2021	Kingbridge Crossing Apartments	2
Survey Response (via Door-to-Door outreach)	June 23, 2021	Kingbridge Crossing Apartments	4
Survey Response (via Door-to-Door outreach)	June 28, 2021	Kingbridge Crossing Apartments	2
Legal Aid & WD1 Meeting on GAF	July 17, 2021	Wesley Rankin Community Center	~25
Door-to-Door Outreach	August 1, 2021	West Side of GAF, East Side of GAF and Muncie Area	4
Door-to-Door Outreach	August 5, 2021	Kingbridge Crossing Apartments	12
Plan Priorities Meeting & GAF [Singleton United/Unidos formed]	August 7, 2021	Multi Purpose Center	7
Plan Priorities Meeting & GAF [Singleton United/Unidos formed]	August 8, 2021	Kingbridge Crossing Apartments	13
Community Plan Review #1	September 25, 2021	Fish Trap Lake	4
Community Plan Review #1	September 26, 2021	Multi Purpose Center	6
Community Plan Review #1	September 28, 2021	Zoom	2
Door-to-Door Outreach	October 4, 2021	Muncie Area	3
Door-to-Door Outreach	October 6, 2021	Muncie Area	10
Door-to-Door Outreach	October 7, 2021	West of GAF	1
Door-to-Door Outreach	October 8, 2021	Kingbridge Crossing Apartments	1
Door-to-Door Outreach	October 14, 2021	Muncie Area	2
Door-to-Door Outreach	October 16, 2021	Kingbridge Crossing Apartments	2
Door-to-Door Outreach	November 8, 2021	Muncie, East and West GAF	??
Door-to-Door Outreach	November 10, 2021	Kingbridge Crossing Apartments	??

COMMUNITY INPUT



COMMUNITY INPUT

Neighborhood Vision

A neighborhood's vision is the backbone of a neighborhood plan. The vision will guide the direction and focus of the plan. In recognizing the impact of a neighborhood's vision, inclusive community engagement is important. The community visioning was conducted over five pop-up events throughout the planning area and with one session online due to the COVID-19 pandemic. The sessions used Place It! technique developed by urban planner, James Rojas, and other facilitated discussion techniques to incorporate as much input as possible. All sessions were in English and Spanish to meet the linguistic needs of the neighborhood. The vision statement created by the residents is as follows: **residents envision a safe neighborhood without industrial pollution, that provides their children with educational and recreational opportunities, and protects families from displacement by maintaining housing opportunities for low and middle**



Figure 30. This picture was taken during one of the "Vision Sessions" hosted in a community park on Muncie Road.



Figure 31. This picture was taken during one of the "Vision Sessions" hosted in a community park on Muncie Road



Figure 32. This picture was taken during one of the "Vision Sessions" hosted outside of a vaccine clinic happening at the Jaycee Zaragoza Community Center



Figure 33. This picture was taken during one of the "Vision Sessions" hosted in a community park on Muncie Road



Figure 34. Residents reviewing the first draft of the plan at Fish Trap Lake



Figure 35. Residents reviewing the first draft of the plan at the Multipurpose Center

The Place It! Process

Everyone in the neighborhood, regardless of their age or language proficiency, had the opportunity to share their ideas about the neighborhood's vision. This was done with a two-part hands-on activity that included storytelling, objects, artmaking, collaboration and play. Participants began by reflecting on their favorite childhood memory and used everyday objects to build their memory. Not only did participants get comfortable with the materials but also had the opportunity to introduce themselves when sharing their memory in a meaningful way with others. Second, participants were tasked with building their ideal neighborhood. There were no rules, each group decided on their topics of interest.

Everyone was asked to present their ideal neighborhood model. Meanwhile one of the facilitators took notes on the PowerPoint or notepad throughout the entire session. To wrap-up, the participants were asked about solutions, themes, and values brought up during the session – not only was this information used to create the vision but also provided insight to the other sections of the neighborhood plan, e.g., recommendations and strategies. This inclusive process helped residents identify important priorities for the neighborhood based on people's values and life experiences. The findings were also used to create the neighborhood survey.

'Place It' was created by James Rojas, urban planner, community activist, and artist. This innovative public-engagement and community-visioning method has been used throughout the world in places like South America and Europe.



Figure 36. This picture was taken during one of the "Vision Sessions" hosted in May 2021 at a community park on Muncie Road. Source: Keri Mitchell



Figure 37. This is the virtual "Planning 101" session hosted online in April 2021 for accessibility due to the pandemic



Figure 38. This is one of the "Planning 101" sessions hosted in April 2021 at the West Dallas Multipurpose Center

Survey Analysis

The survey was developed using the feedback and input generated from the “Planning 101” and “Visioning Sessions” and reviewed by resident leaders with West Dallas 1 Environmental Justice Subcommittee. The survey was available in English and Spanish online, and printed copies were available at the West Dallas Branch Library with a drop box. Residents within the plan boundaries received a copy of the survey via mail for completion. Respondents of the survey had to be residents of West Dallas, and targeted outreach as detailed above was conducted within the plan boundaries. The breakdown of all the responses to the surveys is available in the Appendix, but here is the summary of the key findings from the survey:

- 95% of survey respondents said “Public Safety” was their number one concern in their neighborhood.
- 100% of survey respondents identified a grocery store as the most desired commercial service to come to the neighborhood.
- There was a tie between the need to bring in a YMCA and more parks and trails for recreational uses for the residents.
- Almost 100% of survey respondents identified single family homes as the desired type of housing development to happen in West Dallas, with an emphasis on affordability to current residents.
- 58% of survey respondents said they were negatively impacted by industry in their neighborhood.
- Of the respondents who said industry negatively impacted them, 69% specifically mentioned smell as a nuisance.
- 56% of the survey respondents were residents living within the plan boundaries or immediately north (in Kingbridge Crossing Apartments).
- Of the residents living within the plan boundaries, 55% of the residents responded that industry negatively impacted their quality of life.



Figure 39. Residents living to the east and west of GAF met to discuss the air pollution in the area and discussed the priorities identified in the survey responses for the plan

Quotes from Comments Section of the Survey

“We need more affordable homes for our local residents”

“We need more police officers to work the night shift and be assigned to our community”

“Industry smells bad, sucks to be outside, jobs for people with disabilities, past could work part time but now only full time. Can’t buy groceries for a week, only day to day. Need to have beautification projects along Singleton, more parks and playgrounds for the kids. More programs for the kids.”

“Cleaner lots. Animals like rats appear”

“Children and education”

“Perfect in this neighborhood”

“Advocate for relocation of industries in West Dallas to other areas instead of them being in our community”

“Better police crime”

“Bike lanes, music education center, not a lot of trouble here in Muncie, never had to call the police”

“The bus route used to come to Kingbridge and now it doesn’t. Back down this way instead of seniors having to go out. Re-routed and its a problem”

“Youth activities to keep positive engagement”

“Home repairs, more trash collection, bulk trash pickup. Before the pandemic the policing was ok, but response time is not clear. MEchanic parks cars on the street.”

“Very comfortable, no problems. Hope that the developments don’t negatively impact us”

“Safety streets, small businesses, housing and living expenses”

“More activities and programs for the children in the community”

“Housing, people getting pushed out that have been there forever. Grandparents have been there since 60s. Taxes up”

“Property Tax is too high. I’m not pleased”



Figure 40. Residents living to the east and west of GAF heard from local community organized, Luis Sepulveda, who worked to get the lead cleaned up in West Dallas in the 80s and 90s



Figure 41. Residents living to the east and west of GAF heard from West Dallas 1 President, Raul Reyes, about the neighborhood coalition and how they want to support the vision of the residents



Figure 42. The Kingbridge Crossing Residents Council hosted a meeting with other neighbors along Singleton to discuss the survey results, the community air monitoring and shared their experiences living downwind from GAF and other industry for years

Issues Mapped

Because of the scale of the neighborhood-led plan, the input collected within the boundaries are divided into three areas: Phase I, Phase II and Phase III. The boundaries of the phases are outlined in Figure 43 below. The phases were necessary to distinguish the different concerns, observations and therefore recommendations for the ways to address the issues brought up by residents.



Figure 43. Outlines the phases of the plan which align with different observations, concerns and therefore recommendations.

The issues brought up by residents are mapped in the Figures below, to illustrate where intervention is needed to address their concerns. The Figures 45 and 46 below incorporate the feedback from residents from outside the plan boundaries because there are no residential land uses within the Phase II and Phase III areas of the plan. Although Kingbridge Crossing Apartments are not within the plan boundaries, because they are the largest residential community immediately north of the plan boundaries, and therefore most impacted by current and future land use changes along the Corridor, their input was also solicited and mapped in Figure 47 below.

Phase I: Concerns and Input

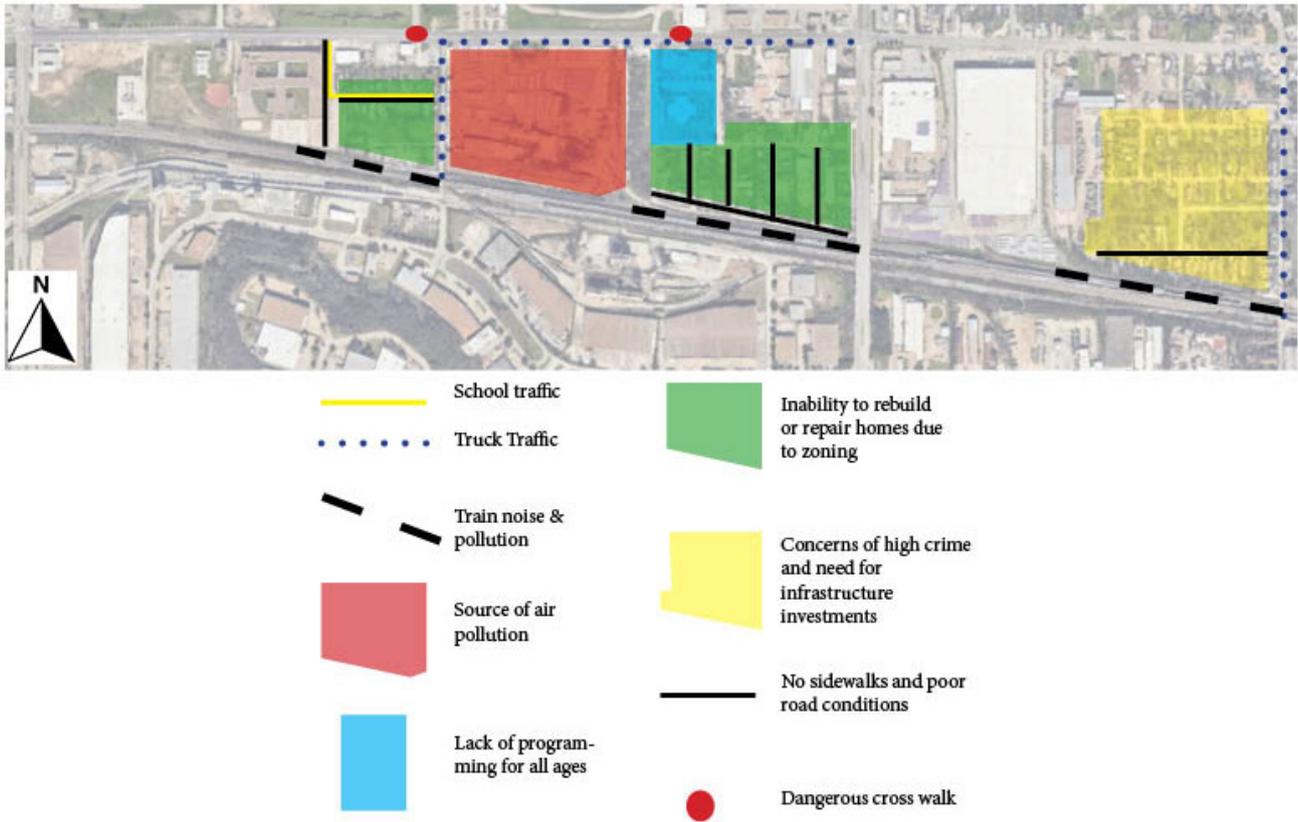


Figure 44. Illustrates the concerns shared by residents living within the area of the plan outlined above.

Phase II: Concerns and Input

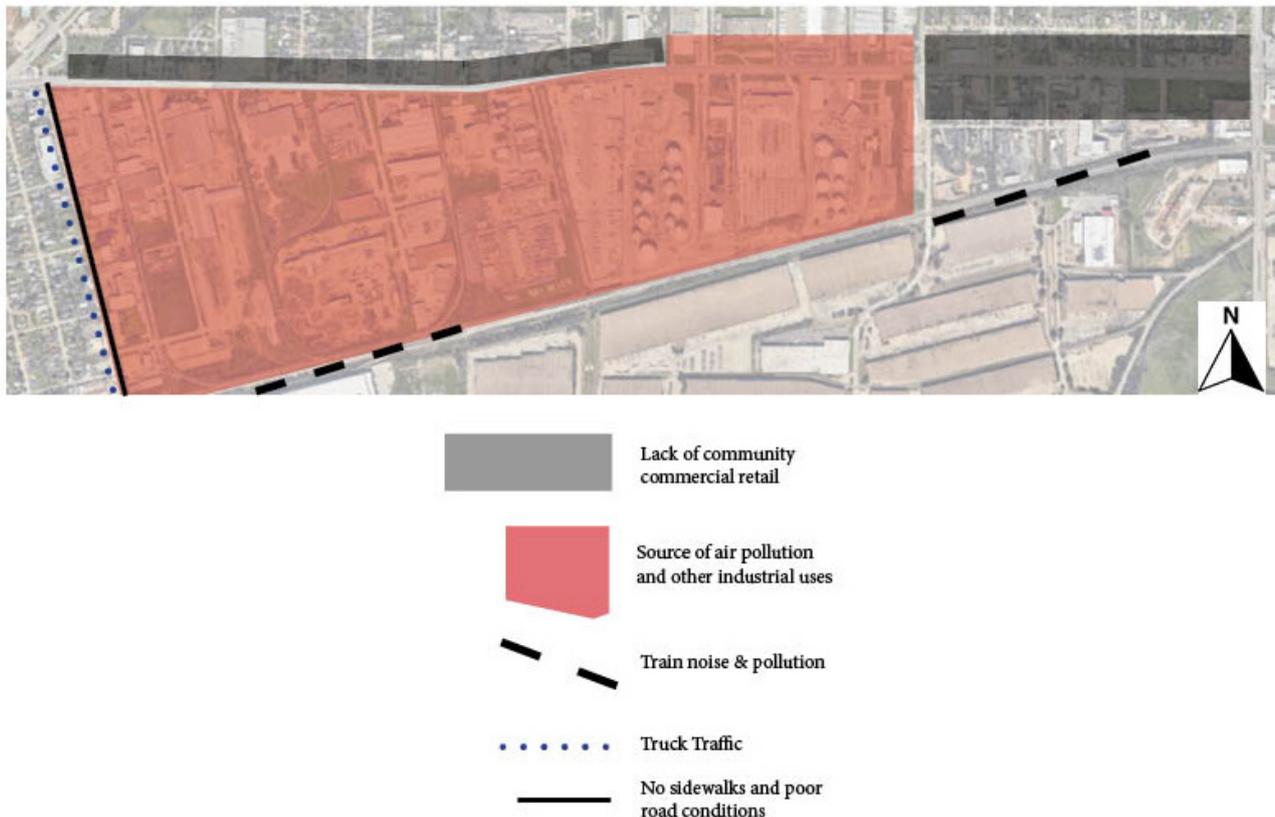


Figure 45. Illustrates the concerns shared by participants regarding Phase II of the plan boundaries.

Phase III: Concerns and Input

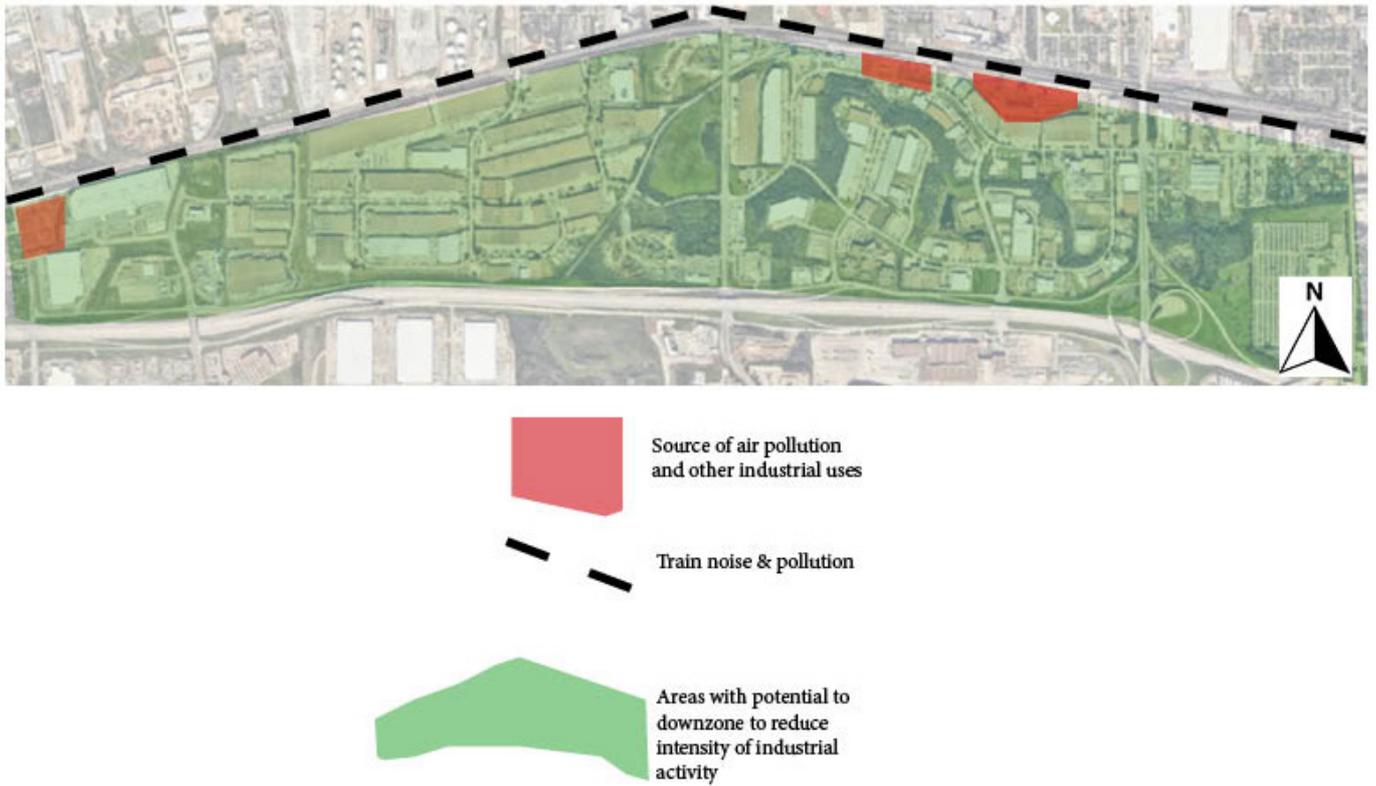


Figure 46. Illustrates the concerns shared by participants regarding Phase III of the plan boundaries.

Kingbridge Crossing: Concerns and Input

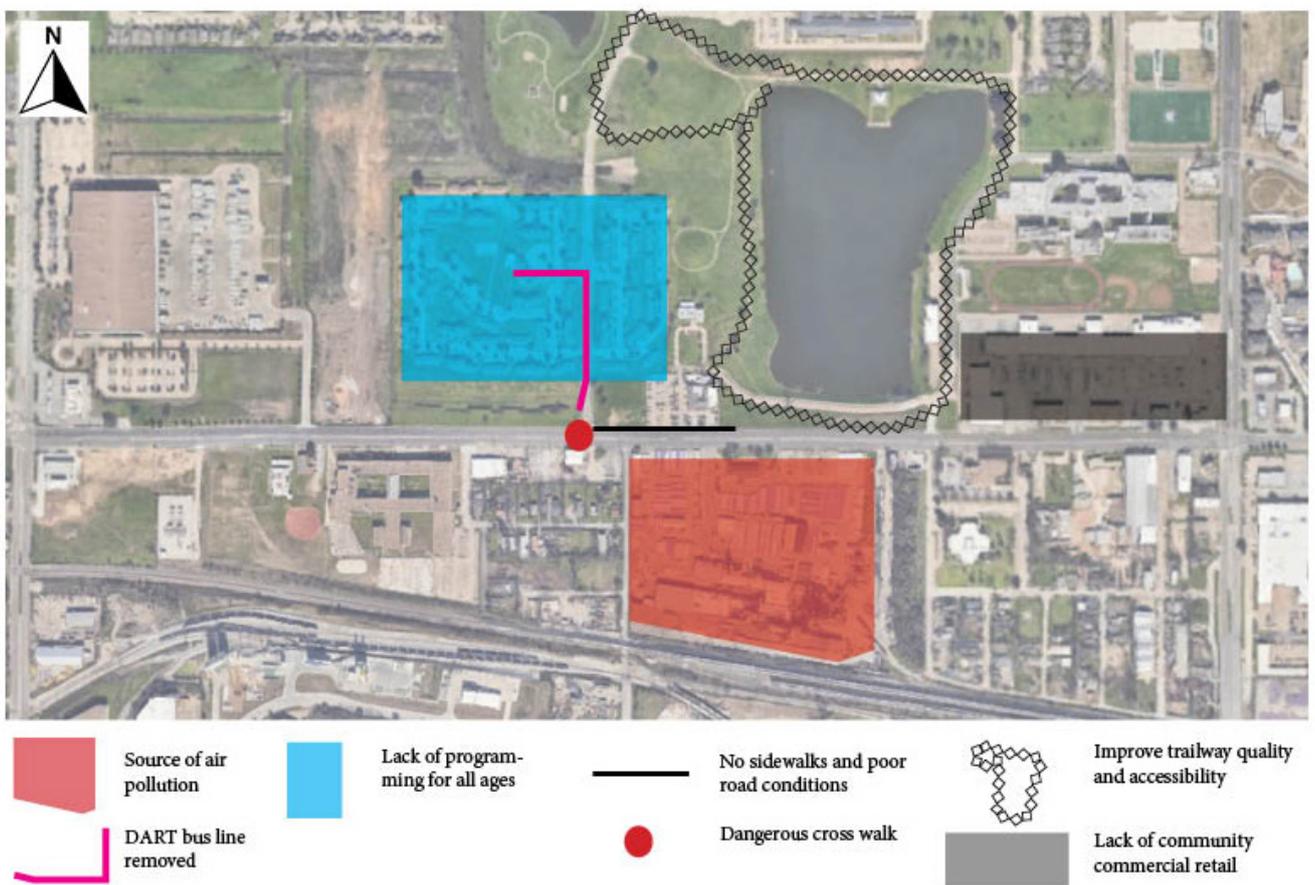


Figure 47. Illustrates the concerns shared by participants living at Kingbridge Crossing.

Commercial Input

Because the majority of the land use within the plan boundaries is commercial or industrial, input was sought from both the property owners and the business owners within the plan boundaries. Using publicly available data from the Dallas Central Appraisal District, the property owners and business owners will be contacted via mail to provide their input or feedback on the vision and priorities identified by the residents. This input will be communicated via phone, email, mail, or by filling out a feedback form that was included along with an overview of the planning project via mail.

Plan Feedback Form: Commercial Uses
Thank you for taking the time to provide feedback on the neighborhood land use plan for the Singleton Corridor. If you have additional questions or thoughts please reach out: planning@cityofdal.com /

Gracias por tomarse el tiempo para brindar comentarios sobre el plan de uso de la tierra dirigido por el vecindario para el Corredor Singleton. Si tiene preguntas o pensamientos adicionales, comuníquese con: planning@cityofdal.com

1. Your Name / Tu nombre

2. Your Business Name / Su nombre comercial

3. Property Address / Dirección de Propiedad

4. Phone number / Número de teléfono

5. Email / Correo electrónico

6. Please share your feedback in the text box provided about things you like, don't like or have additional questions on about the plan. / Comparte sus comentarios en el cuadro de texto provisto sobre las cosas que le gustan, las que no le gustan o si tiene preguntas adicionales sobre el plan.

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Google Forms

Figure 48. The feedback form was sent to business owners and operators via mail along with a summary of the goals of the plan and a letter of introduction

Despite every commercial business owner and operator receiving a letter with the opportunity to provide feedback on the plan, none responded. Given the lack of commercial input in the development of the planning process, additional steps to include the commercial operations in the implementation phase of the plan should be taken.

Figure 49. One of the many bags of letters to commercial business owners and operators within the plan boundaries.



CITY POLICIES



ALIGNMENT WITH CITY POLICIES

Comprehensive Environment & Climate Action Plan

Climate change is already a pressing issue in Texas, and Dallas is expected to be greatly affected in the next few decades. Average temperatures are set to rise by 10° F by the end of the century, creating longer droughts, heavier rains, worsened heat island effect, and more frequent extreme weather events like storms and floods. Along with these environmental changes, climate change poses a public health risk; it increases the production of allergens, escalates exposure to vector-borne illnesses, and compounds the already harmful effects of hazardous ozone pollution.

Climate change will also affect infrastructure in the city, threatening roadways, railroads, airports, buildings, and energy. According to the City of Dallas Climate Action Plan, Texas is expected to lose around \$20 billion annually from heat-related productivity decline, without including the cost of infrastructure damage, extreme weather disasters, and increased burden on our healthcare system. To begin tackling these issues, the city of Dallas recently developed their first ever climate change adaptation plan, the Comprehensive Environmental and Climate Action Plan (CECAP), which was adopted on April 22, 2020.



Figure 50. Illustrates the urban heat effect that will impact the City of Dallas and its residents. Source: ClimateCentral.org



Figure 51. Illustrates how Cities are hotter due to the Urban Heat Island effect of climate change. Source: ClimateCentral.org

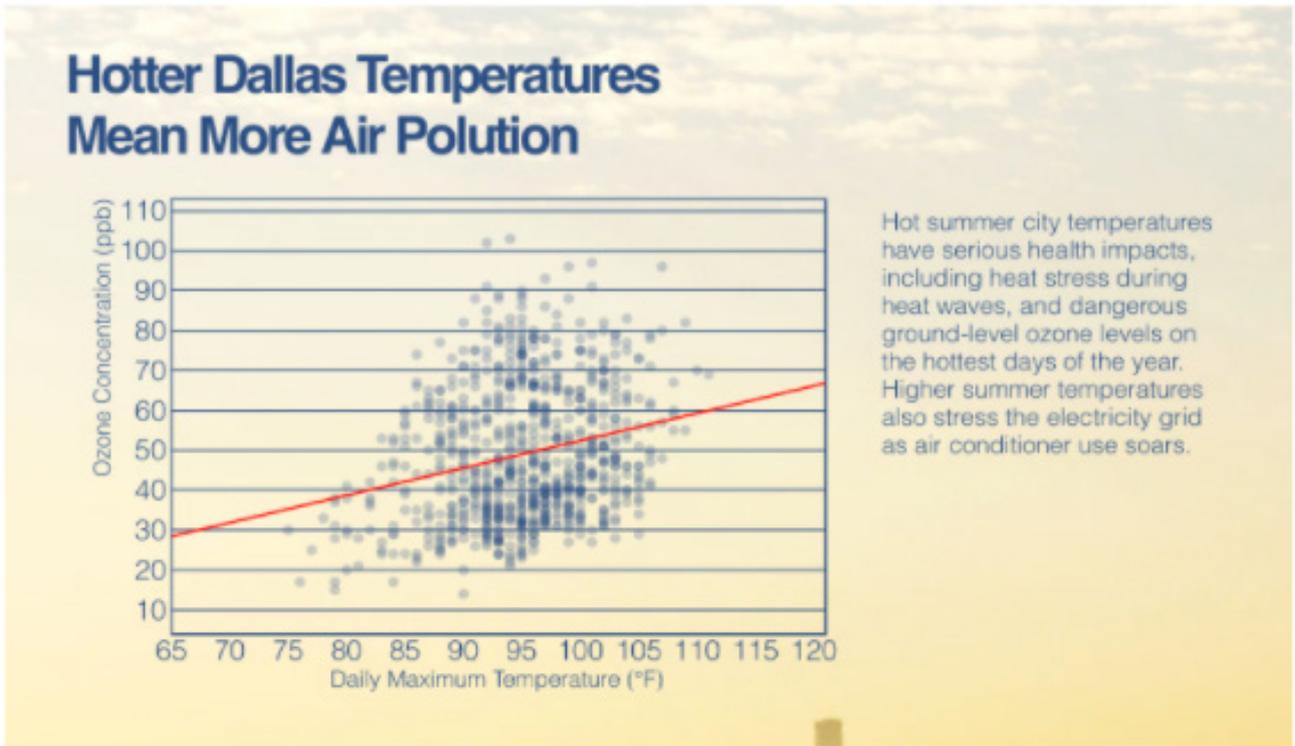


Figure 52. Illustrates the connection between more heat and more air pollution. Source: ClimateCentral.org

CECAP is a plan to guide future city decision making and goal setting that was developed in partnership with city leaders, businesses, environmental advocates, and public health sectors to address a variety of climate related concerns. It was designed to help the city of Dallas achieve the goals set by the international emission reduction targets set by the Paris Agreement in 2016. The plan aims to lower emissions and boost climate resiliency through eight targeted goals, focused on investment in energy efficiency and renewables, disaster mitigation, investment in green spaces, reduced waste, and a promise to take “a comprehensive approach to addressing air quality at the neighborhood level” (p. xiii).

As it is stated in the plan, Dallas consistently fails to “meet the updated 2015 federal standard for found-level ozone.” The city was ranked one of the 20 worst in the United States by the American Lung Association, with alarmingly high rates of asthma, Chronic Obstructive Pulmonary Disease, and thousands of cases of Chronic Obstructive Pulmonary Diseases — all connected to hazardous air pollution. A 2018 study revealed that climate-change linked atmospheric pollutants were responsible for over 18% of deaths annually (nearly 1 in 5 deaths) with the highest numbers seen in the United States (Vohra, et al. 2021).

In CECAP, the city pledges action to prevent exposure to contaminated communities as a climate adaptation, since heat and hazardous weather events related to climate change will only heighten these effects. Not only is it an ethical imperative, but a failure to reduce specific emissions standards is a legal violation of standards set by the EPA. Under the Air Quality rubric, CECAP identifies three action types to address concerns of air quality.

The city plans to:

- Install additional air quality monitors with the Texas Commission on Environmental Quality, nonprofits, and schools;
- Support and expand on awareness campaigns; and
- Ensure that new industries are an appropriate distance away from neighborhoods.

The plan acknowledges that everyone will be affected, “but not everyone will be affected equally” (p. xiii). It outlines how low-income households and communities of color will be the hardest hit by our changing climate: they are more likely to live in poorer quality homes, less able to afford repairs, more likely to be exposed to environmental hazards, and more likely to be harmed in weather related disasters. Further, an increase in temperature exacerbates the effects of poor air quality, as increased heat correlates to increased air stagnation, worsening health issues that are connected to the air pollutants that are trapped. These effects will likely result in higher-than-average rate of hospitalization, emergency room visits, and deaths from asthma and related illnesses (p. 169).

The Texas Trees Foundation analyzed as part of the Urban Forest Master Plan adopted by the Dallas City Council in May 2021, areas of the city with low tree canopy and higher temperatures. As the map below illustrates, West Dallas is an area with high heat and low canopy coverage. Maintaining the current canopy and increasing the cover by investing in parks, trails and outdoor recreation spaces would address the urban heat issue and provide recreational opportunities for residents.

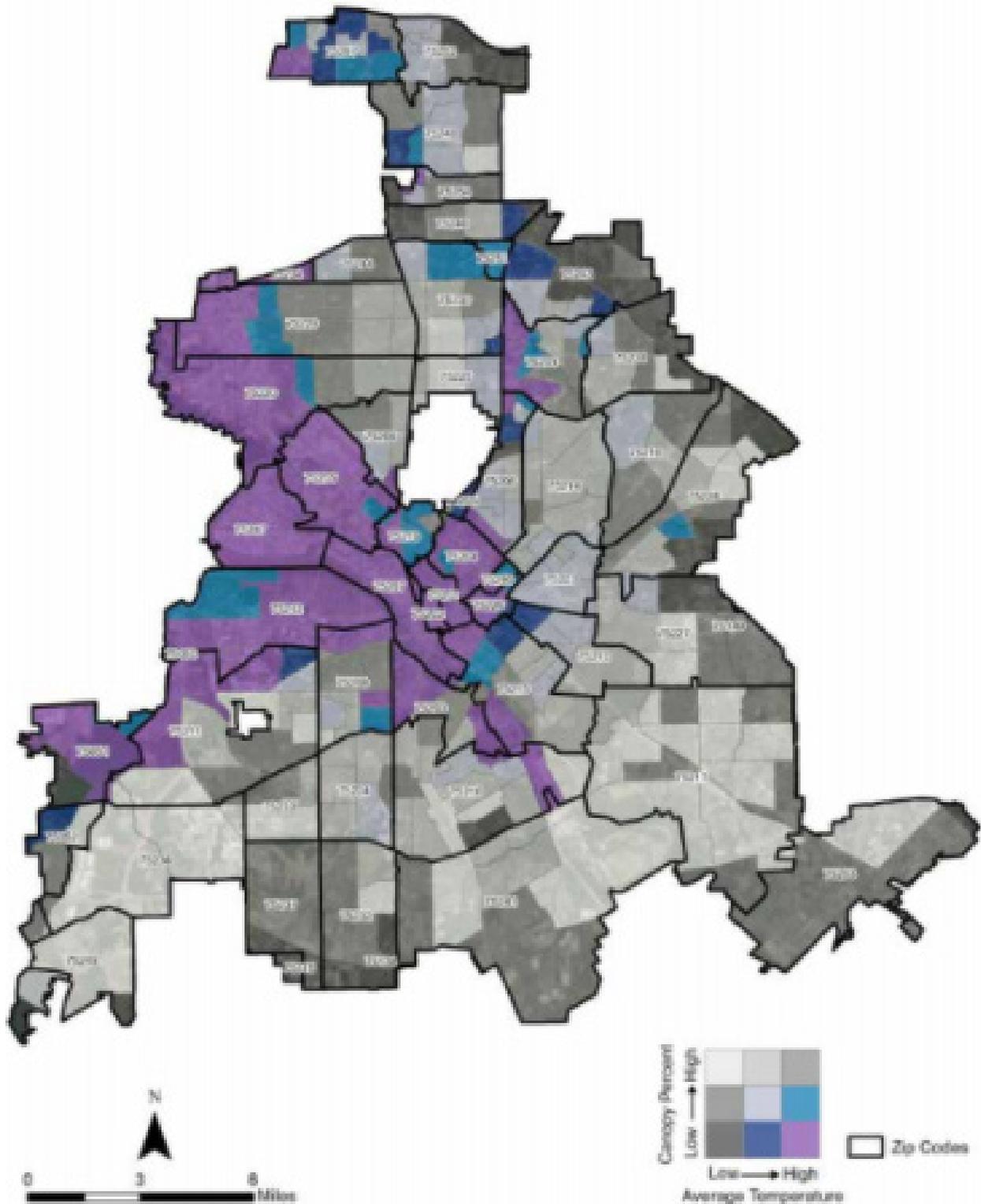
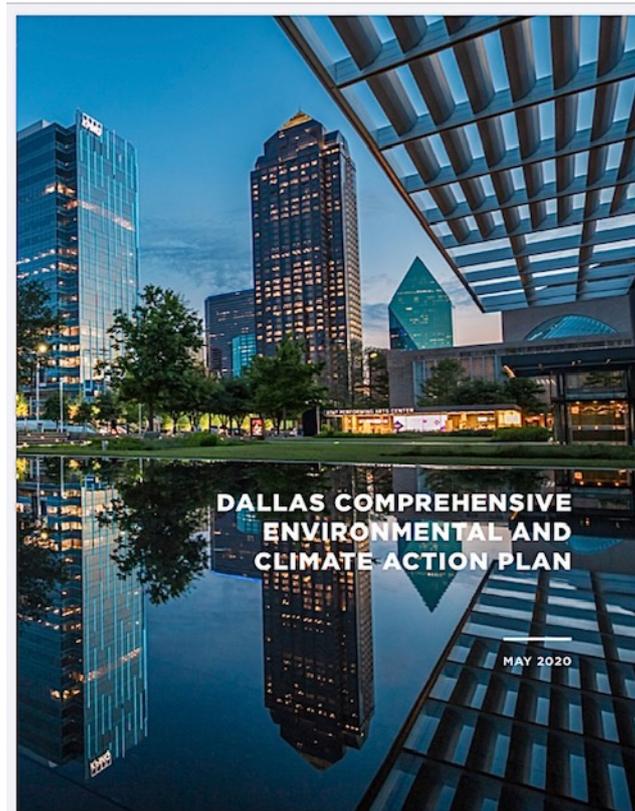


Figure 53. Map of canopy coverage and average temperature. West Dallas has low coverage and high temperature. Source: Texas Trees Foundation

The vision outlined in this neighborhood-led plan aligns with the goals of the CECAP by better protecting communities of color against current environmental injustices and preventing future environmental injustices. Less industrialized neighborhoods could lead to better public health outcomes by reducing point source exposure to already vulnerable people, and would reduce the overall air pollution burden in the City of Dallas to increase air quality for us all. We hope the city sees planning and zoning as a unique opportunity to further the goals of CECAP.



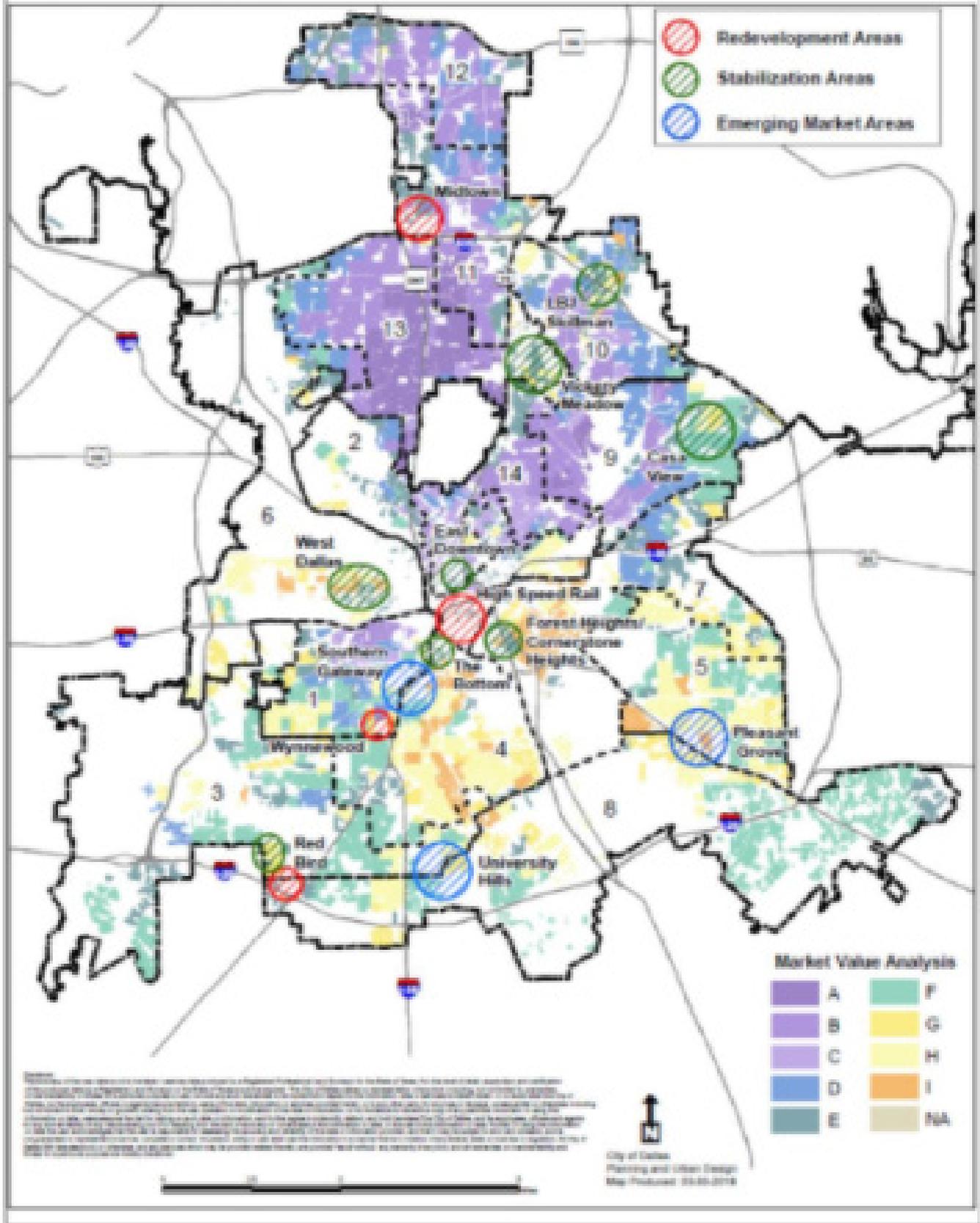
Comprehensive Housing Policy

The City of Dallas adopted a Comprehensive Housing Policy in 2018 with three main goals:

1. To create and maintain available and affordable housing throughout Dallas,
2. Promote greater fair housing choices, and
3. Overcome patterns of segregation and concentrations of poverty through incentives and requirements.

The policy involved robust community and stakeholder input, and led to 10 recommendations included in the policy. Based on the Market Value Assessment that was conducted to understand the strengths and weaknesses in the housing stock across the City of Dallas, neighborhoods were targeted for specific programs to address the goals above. West Dallas was identified as a “Stabilization Area” as outlined on the map below.

Reinvestment Areas



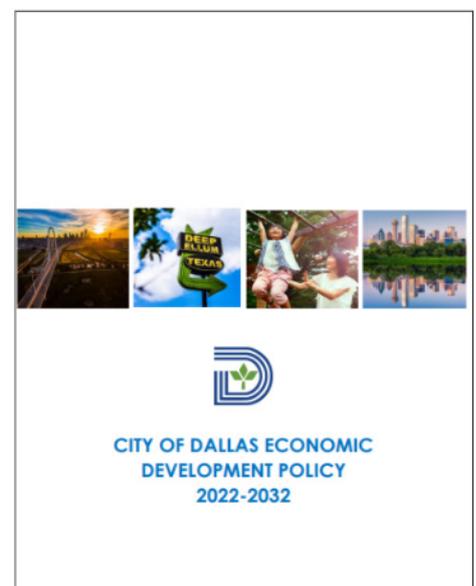
The plan defines “Stabilization Areas” as markets that are “at risk of displacement based on known market conditions including upcoming redevelopment projects. These areas are also where Incentive Zoning and Accessory Dwelling Units should be focused to allow for increased density.” The residents identified in this plan the need to increase the housing opportunities for low and middle income families, which clearly aligns with the first goal of the housing policy to “create and maintain available and affordable housing throughout Dallas”. Similarly, West Dallas is an area that has historically been segregated and has had concentrations of poverty. Because of this, increasing the housing opportunities for people of all incomes would help alleviate the concentration of poverty in West Dallas.

Economic Development Policy

The City of Dallas adopted an Economic Development Policy in 2021 that outlines several goals and strategies to address economic equity in Southern Dallas. Specifically, one of the stated goals of the policy is to “proactively correct for the past impacts of public and private sector policies and activities on Southern Dallas communities in how it allocates and deploys resources and measures success.” One of the policies to attain that goal is to “Identify & remove all discriminatory zoning and land use policies which historically limited economic mobility and economic growth in Dallas”, with the primary vehicle for implementation being via Comprehensive Plan update.

Another goal of the Economic Development Policy for Dallas is to “invest in physical and programmatic infrastructure of its communities to create inclusive, safe, and dynamic neighborhoods.” As part of this goal, the specific policy is to “protect neighborhoods from pollution through environmental remediation and zoning and permitting reconsideration”, and specifically for the Planning and Urban Design Department to “reconsider zoning and permitting regulations to limit industrial uses in high-need neighborhoods.” This goal and policy align with the residents’ desires to address heavy industrial zoning mismatches in their community.

As part of the goal to “align planning and investment to promote strong neighborhoods, with housing, recreation, and retail opportunities as well as employment opportunities”, several policies are relevant to the efforts along the Singleton Corridor. The need to “invest in affordable neighborhood commercial, retail, and office spaces to support a broad range of small business owners” as well as the need to “apply a community centered urban and environmental design approach to neighborhood planning.”



RECOMMENDATIONS



RECOMMENDATIONS

The following recommendations are based on the community input, research and analysis conducted in the plan and should be the basis for plan implementation. There are three different phases of the land use plan that address the specific strategies to address the resident's goals. The geographic breakdown of the phases is outlined in Figure 54 below. The Phases indicate the urgency around the zoning and land use issues and their impact on the health, safety and general welfare of the public. However, some actions can be taken concurrently. An overview of the recommendations for addressing the issues outlined by the residents is provided by Phase and individually as recommendations below.

The residents involved in drafting this plan have come up with the following ten recommendations, which are detailed geographically and in more depth below:

1. Initiate Authorized Hearing(s) for areas with nonconforming industrial zoning/land uses and remove industrial zoning not using maximum industrial land use
2. Remove non-conforming hazardous polluters like GAF through amortization
3. Initiate a "Quiet Zone" for the Union Pacific rail line in the plan boundaries and enforcement of no idling of diesel locomotives
4. Better traffic management for neighborhood schools and heavy industry, which cause safety concerns by blocking resident street access
5. Increase parks, trails and community recreation areas, including a recreation or arts center for youth within the plan boundaries
6. Improve pedestrian (streets and sidewalks) and public transportation rider safety (bus shelters) along Singleton
7. Recruit and retain a full service grocery store to be in 75212
8. Support small business development along Singleton corridor
9. Increase infill housing that is affordable to current residents in West Dallas
10. Increase public safety through increased lighting infrastructure and increased community collaboration with the Police Department



Figure 54. Phases of the land use plan

A Phased Approach

Summary of Recommendations: Phase I

This section of the plan is the only area with residential neighborhoods and community oriented services like the Library, Multipurpose Center, childcare facilities and multiple Churches within the plan boundaries. It is also the section of the plan with the greatest source of air pollution in West Dallas, GAF. Because of this, this phase will require initiating an authorized hearing (public rezoning process) to address the non conforming land uses that are adjacent and intertwined with residential uses due to outdated zoning. The residents agree with the zoning and land use recommendations included in the Trinity River Corridor Land Use Plan which calls for the homes in this Phase to be designated as residential, the industrial land uses to become commercial and residential land uses, and to downzone the heavy industrial land uses to light industrial (Figure 55).

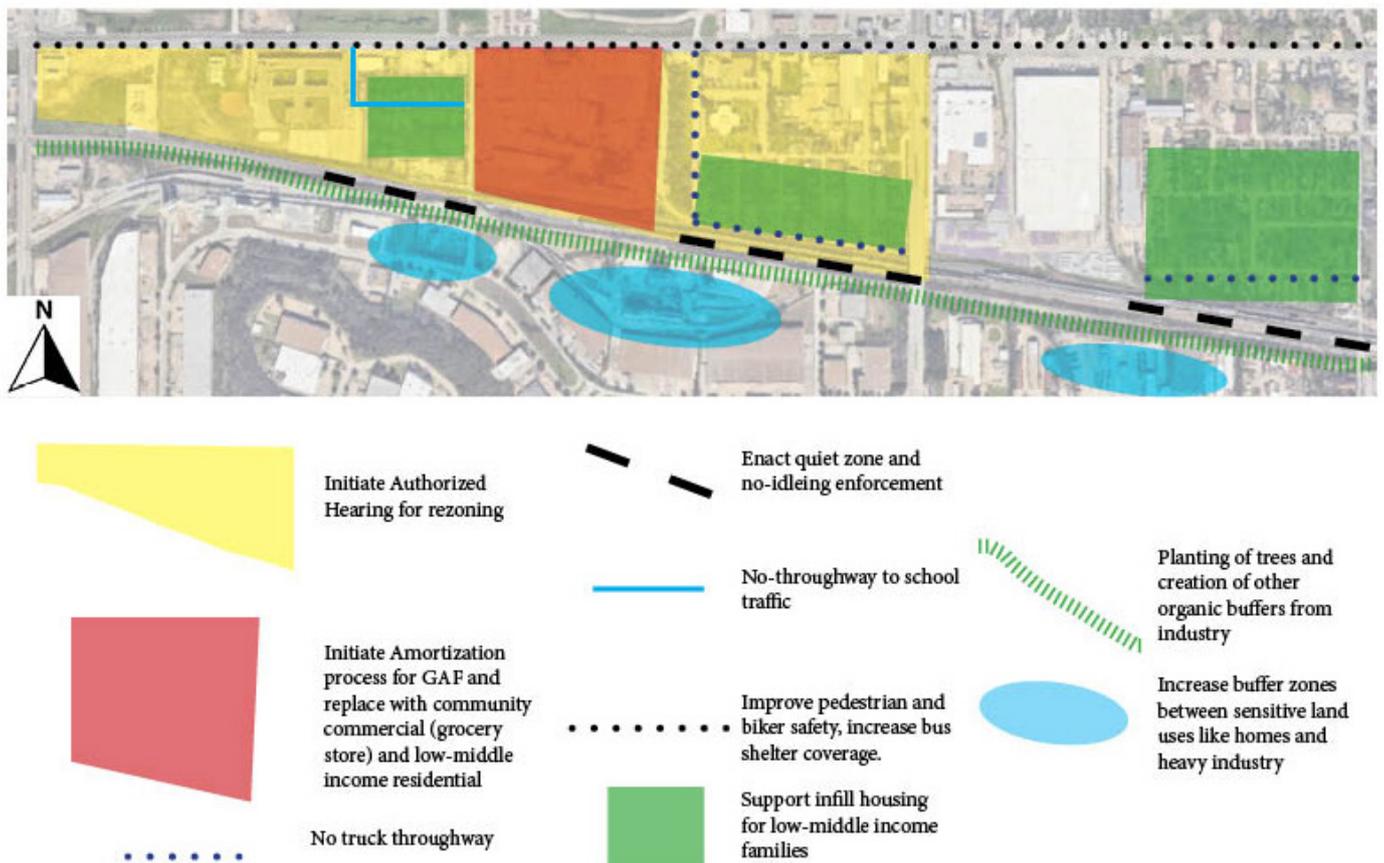


Figure 55. Illustrates the recommendations for Phase I of the neighborhood plan boundaries.

Summary of Recommendations: Phase II

This section of the plan currently does not have any residential land uses or community related land uses within the boundaries. However, it does have many commercial operations that have heavier zoning than their current land use needs. Similarly, it is surrounded to the north and west with residential and community land uses that are negatively impacted by the heavy industrial zoning. Because of this, the recommendation for Phase II is to incentivize property owners to downzone currently underused industrial parcels of land. This could be vacant sites, or commercial sites that do not need the heavy zoning to operate. The City of Dallas could offer assistance in down zoning properties to prevent future heavier uses from coming in and encourage the development of a retail commercial corridor, and multifamily housing development as outlined in the Trinity River Corridor Land Use Plan. If necessary, additional authorized hearings could be initiated to specifically address harmful zoning and land use mismatches. Areas that could be down zoned are outlined in on page 76.

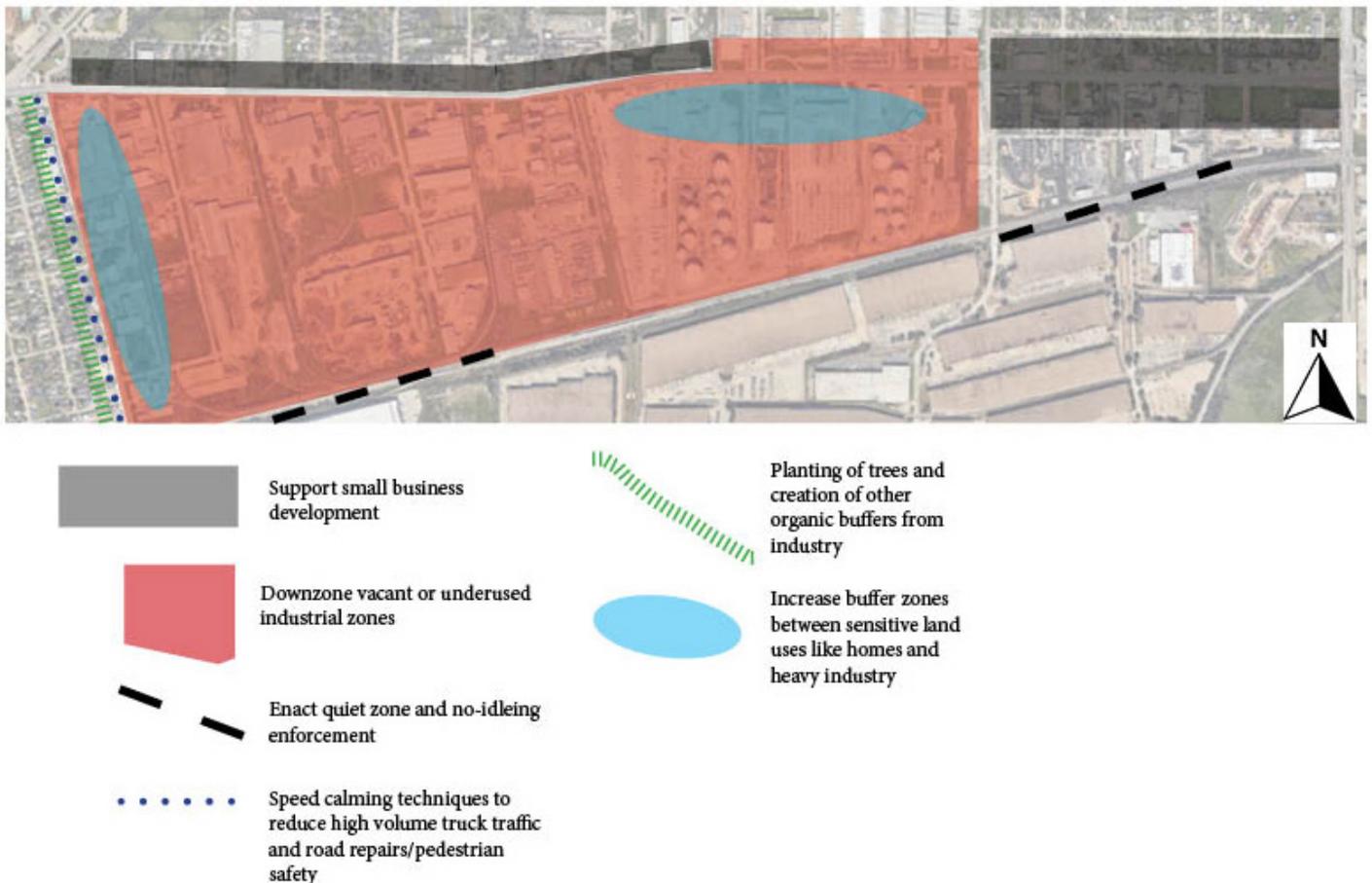


Figure 56. Illustrates the recommendations for Phase II of the neighborhood plan boundaries

Summary of Recommendations: Phase III

This section of the plan is bounded by the train tracks to the north and I-30 to the south and consists mostly of the Lone Star Industrial Park. Residents did not share major concerns with the industrial park, except for a few concrete batch plants that are immediately south of the train tracks close to homes without an appropriate buffer zone. Specifically, the dust, light, and truck traffic damaging roads or driving fast on small streets were identified as concerns. Because of this, the recommendations for the industrial park are a gradual 'greening' of the section to light industrial uses that have maximum pollution emission standards, have significant residential buffers (at least 1,500 feet) and include landscaping and other physical buffers to address the sound, smell and sight nuisance to current residents. The train is also a significant nuisance and 'quiet zones' should be implemented. The Lone Star Industrial Park has a high potential to continue to be a hub for employment of residents in West Dallas and the region at large, and has the opportunity to be a model 'green' industrial district in the region by focusing on clean energy and manufacturing jobs. Downzoning should also be a strategy to reduce the influx of heavier polluters by right for the areas not using their maximum industrial use.

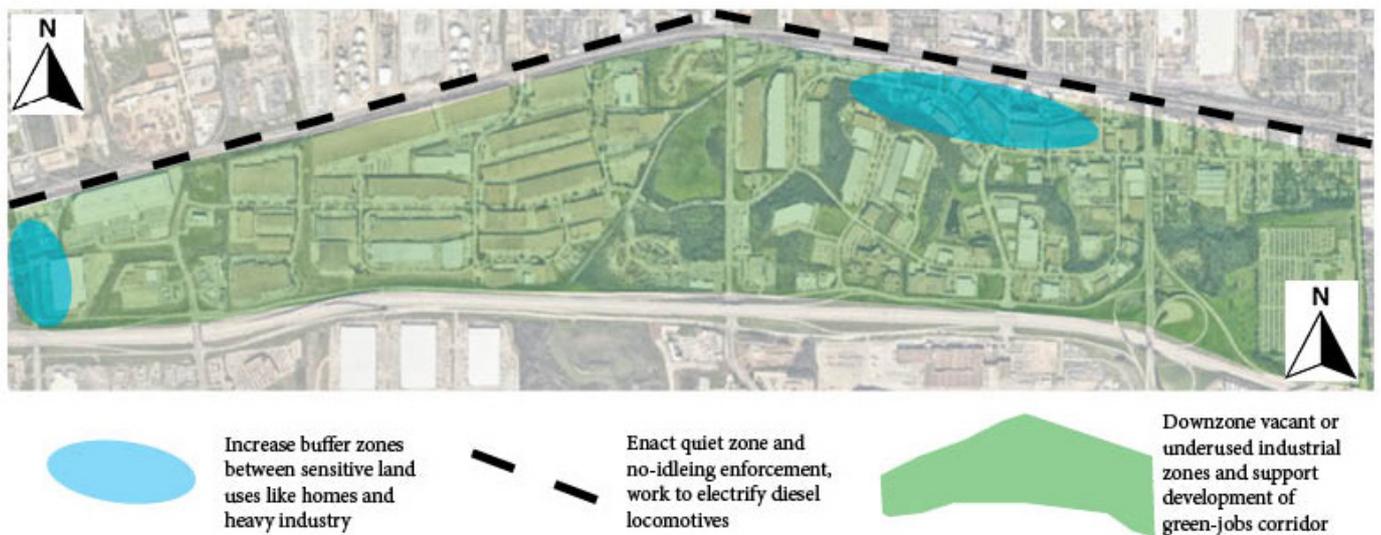


Figure 57. Illustrates the recommendations for Phase III of the neighborhood plan boundaries

Summary of Recommendations: Kingbridge Crossing

As mentioned previously, although Kingbridge Crossing Apartments are not within the plan boundaries, because they are a large residential community along the Singleton Corridor, they share many similar concerns with the other areas within the plan boundaries. There are also a few specific recommendations that apply to Kingbridge Crossing residents such as the desire to reinstate the bus line that previously ran through Kingbridge Crossing, as well as investing in Fish Trap Lake with greater programming and upkeep efforts.

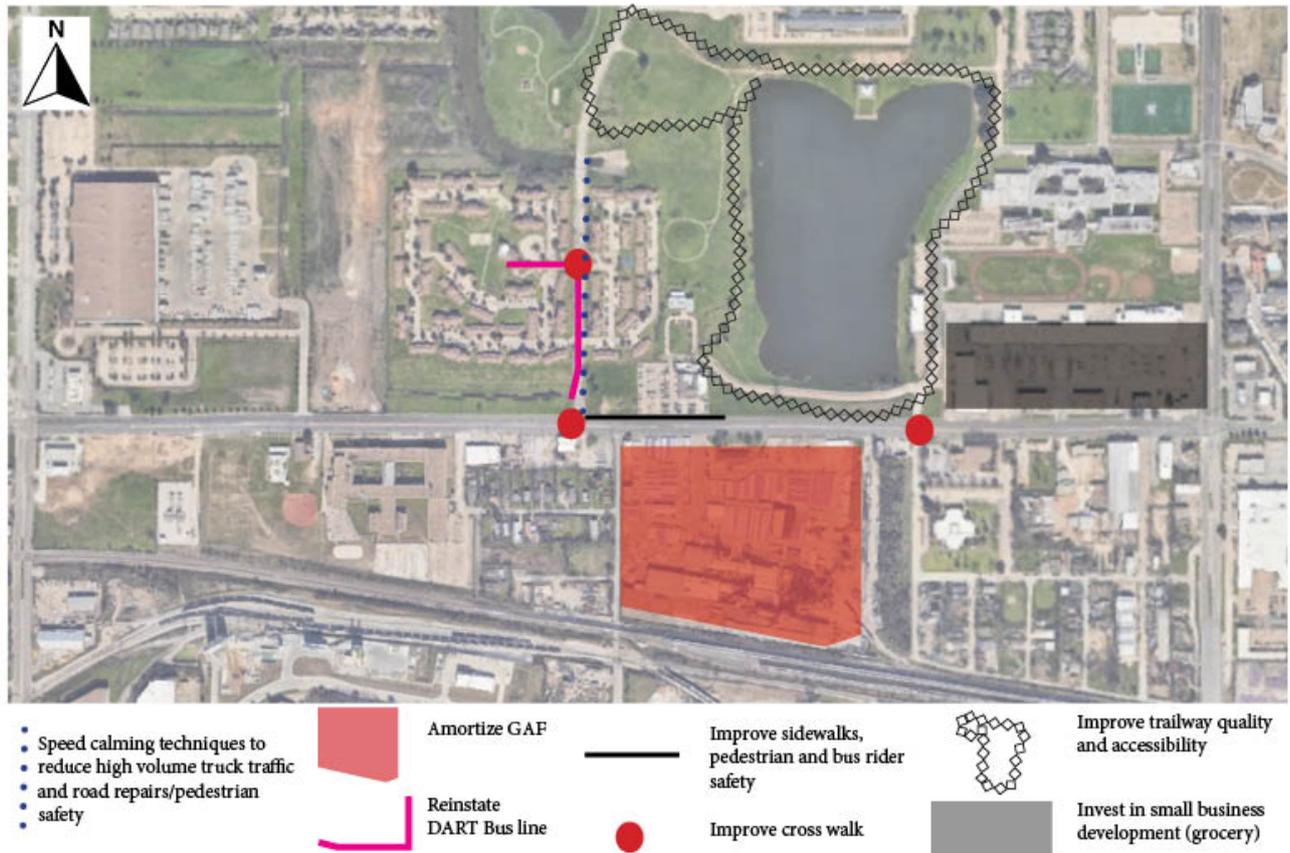


Figure 58. Illustrates the recommendations for Kingbridge area resident input for the neighborhood plan boundaries

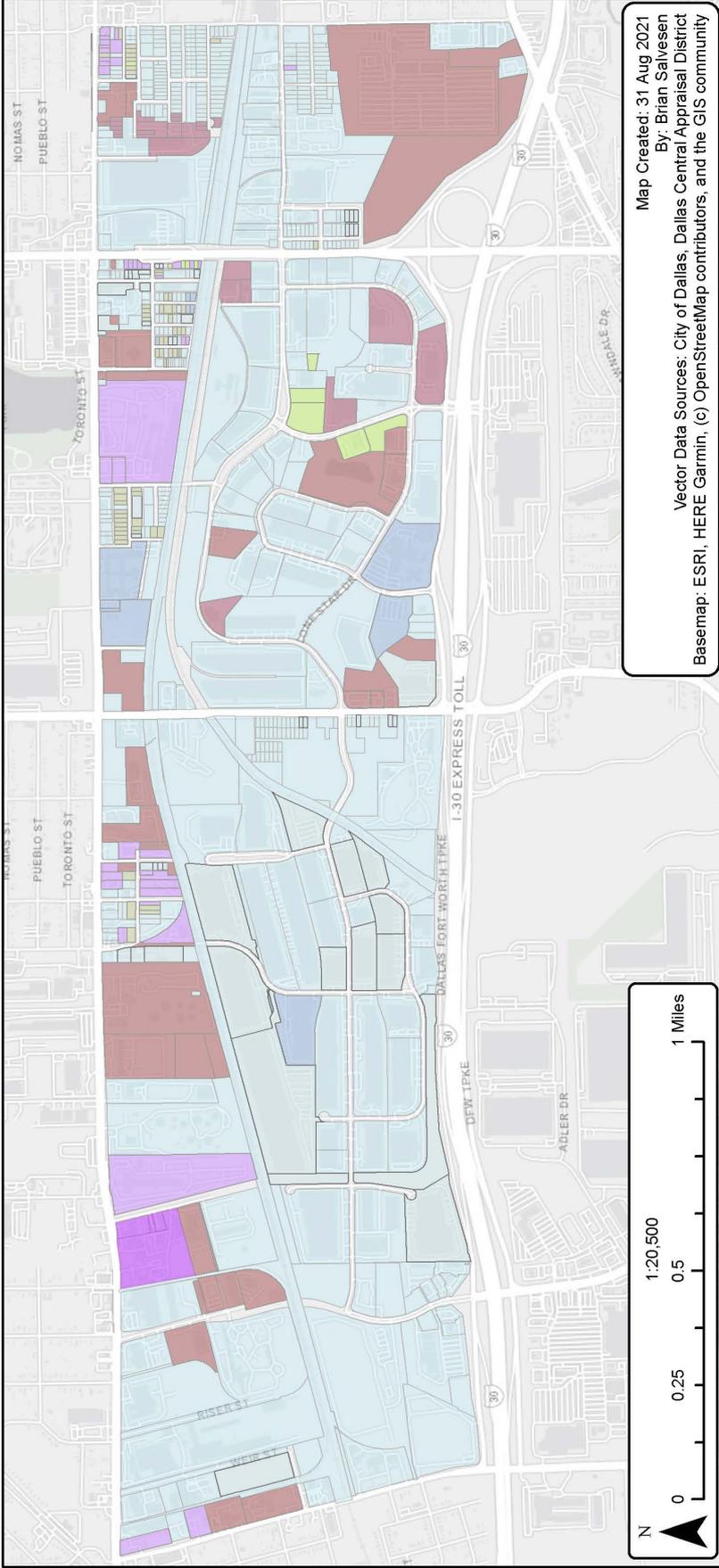
Outline: Policy & Land Use Recommendations

I. Initiate Authorized Hearing(s) for areas with nonconforming industrial zoning/land uses and remove industrial zoning not using maximum industrial land use

As stated at the beginning of the plan, many of the current issues highlighted by the residents in this neighborhood-led plan can be addressed by resolving the zoning and land use mismatch that currently exists within the plan boundaries. Residents do not wish to see more heavy industrial uses coming into their neighborhood. Because of this, areas that are currently zoned for industrial uses but are not currently occupied by commercial business or residences that require heavy industrial zoning, should be down zoned. This would simply amend the zoning to reflect the current land use on the ground, instead of maintaining the ability of future heavy industrial uses from coming in by right to the neighborhood. Families with residential homes should be afforded the same residential rights as homes with residential zoning. Specifically, residents shared that they are unable to repair their homes because they are considered non-conforming, whereas industry is not, and when homes are demolished in industrially zoned areas, a new home cannot be rebuilt.

Adjusting the zoning for areas zoned industrial with residential land uses to reflect the residential land use would help protect homes from additional industrial encroachment. The best tool to facilitate this process would be to initiate an authorized hearing along the Phase I of the Singleton Corridor area to determine the most appropriate zoning that resolves the zoning mismatches in the plan boundaries and better protect residents from increased pollution burden caused by nonconforming heavy industry. Appropriate buffers between industry and residents should also be created and enhanced with organic and non-organic physical barriers (trees, walls, etc).

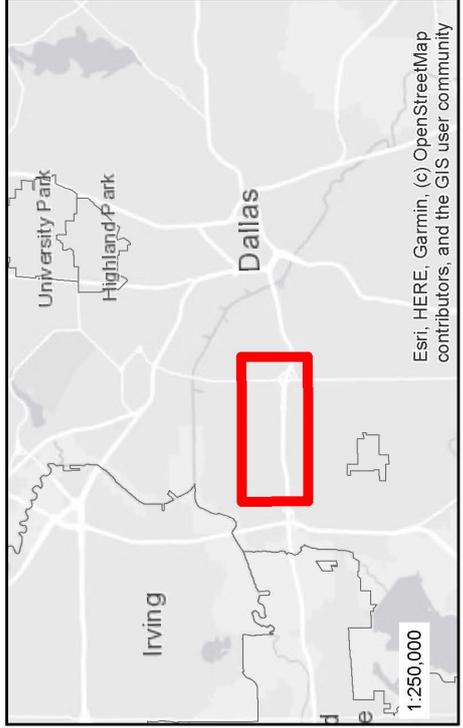
Current Land Use of Parcels For Possible Downzoning



Map Created: 31 Aug 2021
 By: Brian Salvesen
 Vector Data Sources: City of Dallas, Dallas Central Appraisal District
 Basemap: ESRI, HERE Garmin, (c) OpenStreetMap contributors, and the GIS community

Legend

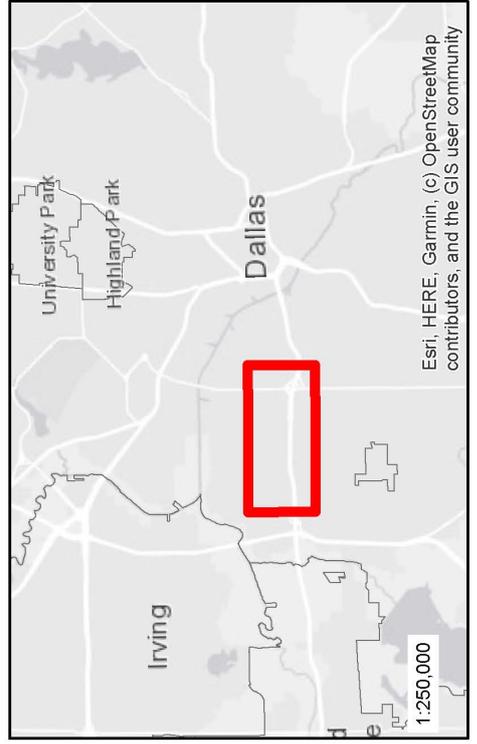
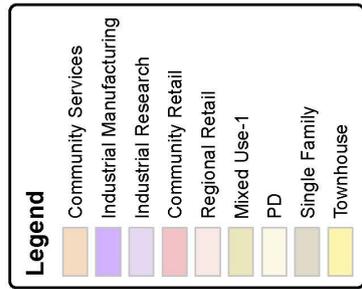
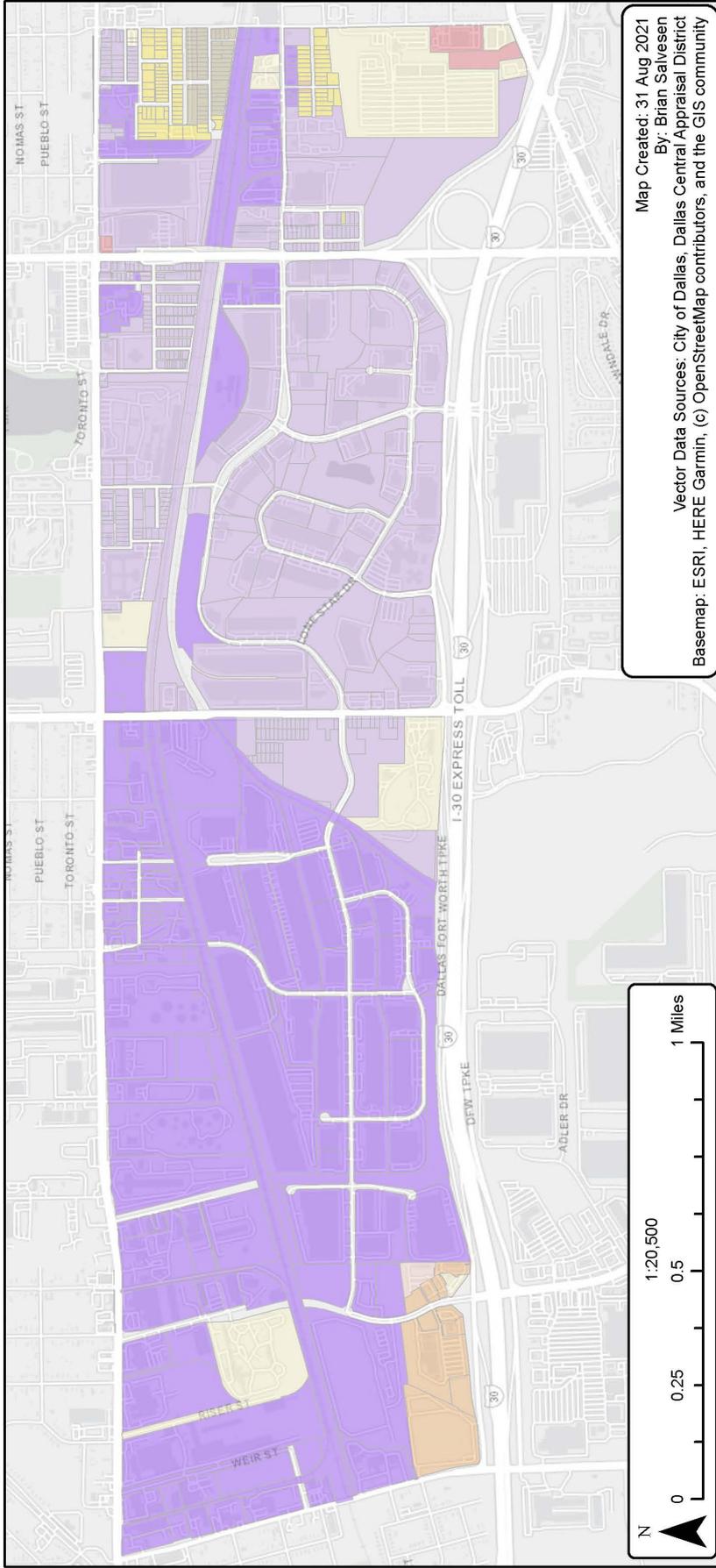
- Single Family Home
- Commercial Retail
- Commercial Service
- Industrial Inside
- Institutional
- Outdoor Storage
- Unknown
- Vacant Lot
- Parcel in Area with no Downzoning Analysis*



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

* Of the 777 parcels in the study area, 553 were found to fit criteria for downzoning based on current land use. Of the 553 evaluated, 251 were able to be addressed matched to parcels via data from the City of Dallas and Dallas Central Appraisal District and are depicted in the map above. Further analysis could be done to geographically depict the remaining 302 values that have yet to be geographically matched.

Current Zoning of Study Area



II. Remove non-conforming hazardous polluters like GAF through amortization

GAF is located in the heart of the West Dallas community, and has been a nuisance to the residents for at least 75 years. GAF has been a nonconforming use in West Dallas since 1987. GAF is not an appropriate land use in this area because of the growing development bringing more housing and community services to the area. GAF is already adjacent to a Middle School, several churches, homes, day care centers and community resources like the Multi Purpose Center and Library. Unfortunately, there is no alternative other than relocating GAF because of the extremely concerning levels of air pollution that have been quantitatively and qualitatively affirmed by the residents and community air monitoring.

Similarly, GAF currently does not appear to have the appropriate zoning and permits to be operating at this location. Although GAF may have been grandfathered in initially, it is clear that without a Specific Use Permit and without a Certificate of Occupancy for a land use beyond “Inside Storage”, GAF is not operating in compliance with local zoning codes. Because of this, similar to the RSR Lead Smelter in the 1980s, the same amortization proceedings must be initiated with GAF as a nonconforming land use to protect the health, safety, and general welfare of residents.



Figure 59. Image of GAF from Singleton Boulevard

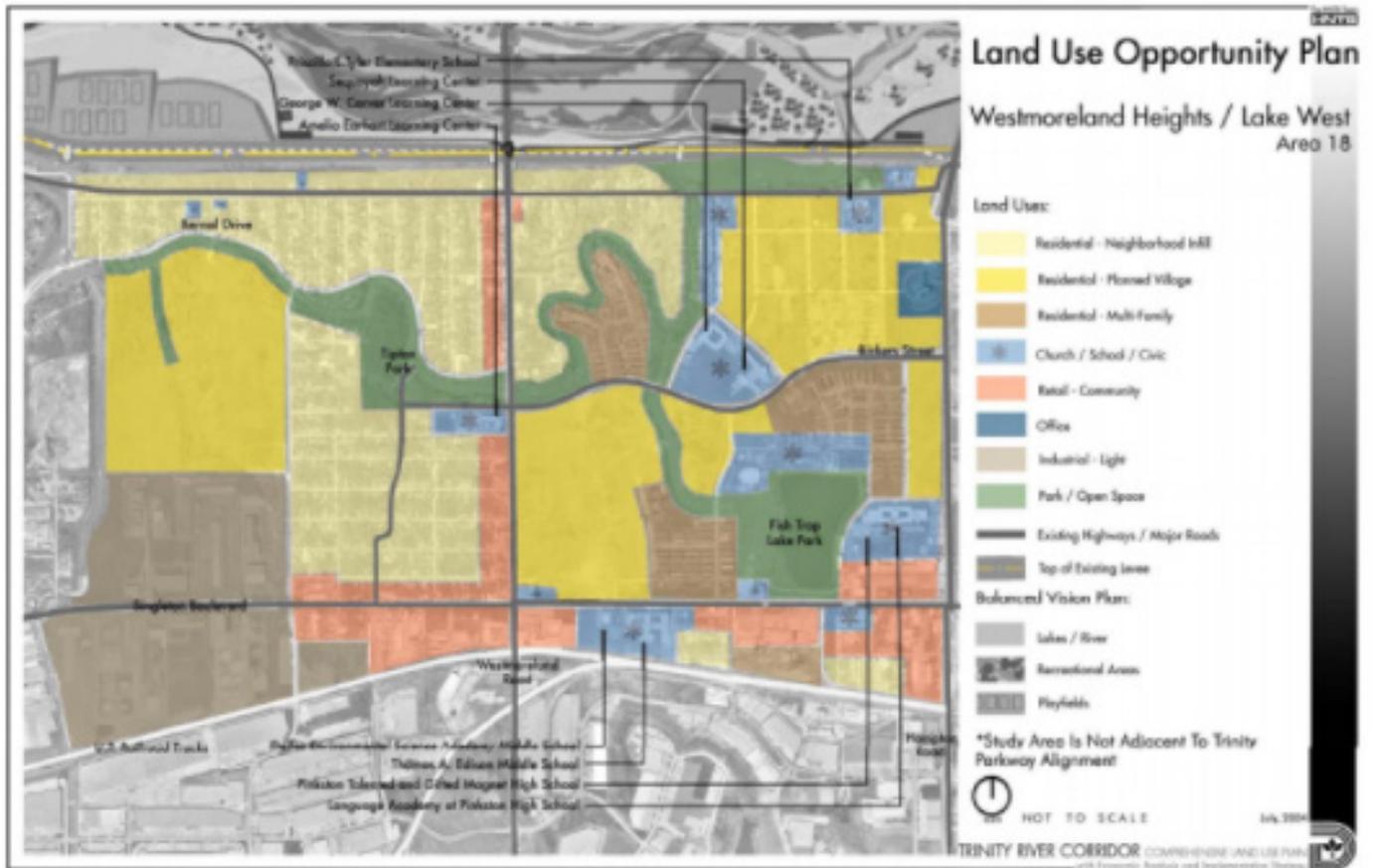


Figure 60. Land use recommendations from the Trinity River Corridor Land Use Plan (2006)

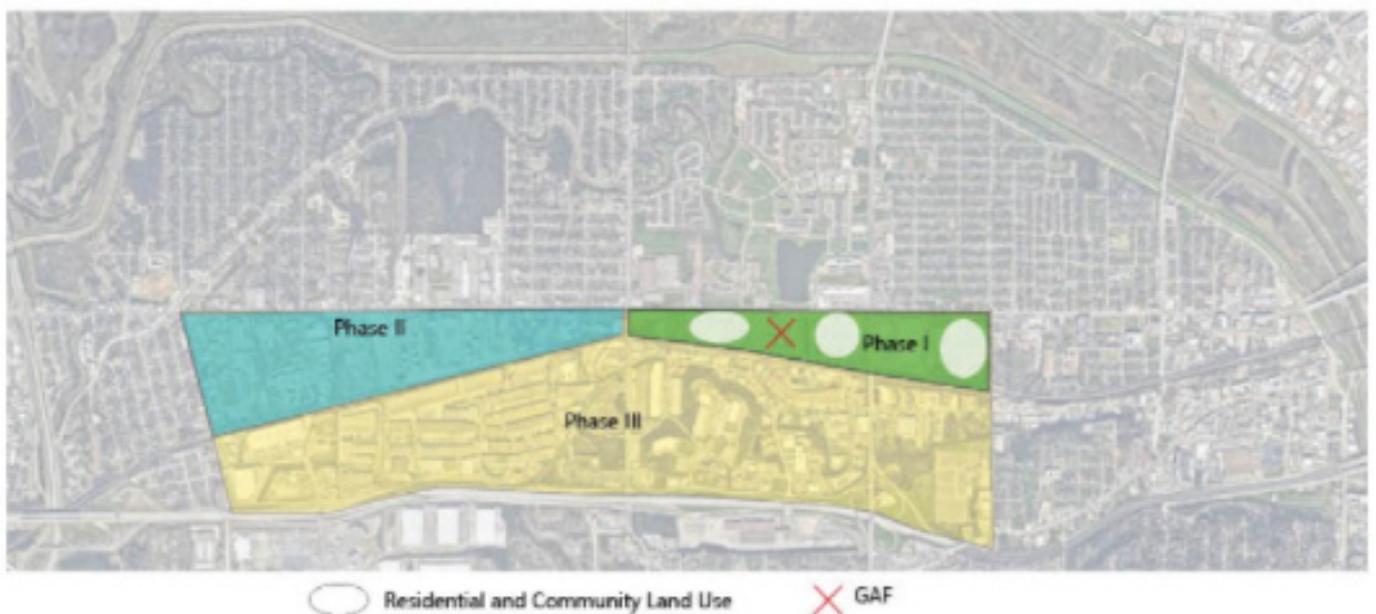


Figure 61. Illustrates the areas within Phase I that have residential and community land uses that are negatively impacted due to their proximity to the non conforming use of GAF indicated with the red X



Figure 62. Aerial image of GAF using Google Earth

III. Initiate a “Quiet Zone” for the Union Pacific rail line in the plan boundaries and enforcement of no idling of diesel locomotives

Residents consistently raised concerns about the impact the Union Pacific train tracks and switchyard has on their quality life in terms of noise, and air pollution. Many families living along Muncie Road have little to no buffer between their backyard fence line and the train tracks. Specifically, one resident shared that “Union Pacific (UP) is using the tracks behind Muncie as a trainyard and leaves locomotives idling for DAYS and NIGHTS which not only generate noise pollution but those are diesel locomotives so we get diesel fumes in our yards”. Initiating a “Quiet Zone” to prevent the trains from creating noise pollution immediately adjacent to residential homes would help address this issue. Similarly, Union Pacific should not be using the train tracks for idling and pursuing enforcement actions with relevant local, state and federal authorities to prevent the idling of diesel trains is necessary to protect residents from hazardous pollution.



Figure 63. Shows the proximity of the train tracks to the residential land uses along Muncie



Figure 64. Shows the proximity of the train tracks to the residential land uses along Muncie

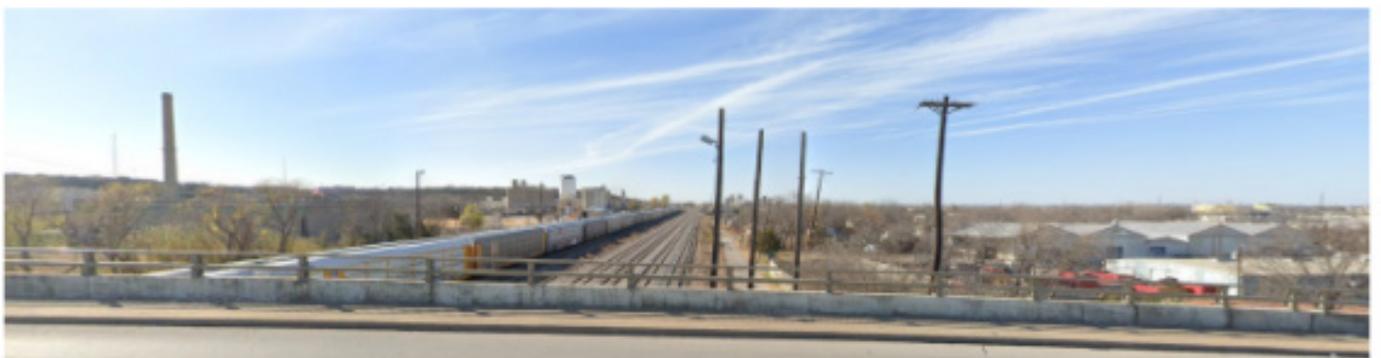


Figure 65. Illustrates the lack of landscaping or distanced buffer between the residential areas north of the train tracks and the industrial park south of the train tracks

IV. Better traffic management for neighborhood schools and heavy industry, which cause safety concerns by blocking resident street access

Residents living on Bedford street are often blocked into their own driveways during school pick up times due to their small residential street being used as an access point to pick up children from the former Thomas Edison Middle School. The school is being temporarily used due to the relocation of students in North Dallas whose school was impacted by the tornado of 2019.

However, when residents engaged with the school to inquire about the timeline of the 'temporary' use, they were not provided much clarity. One resident living on Bedford street shared that a child got hit by a car speeding along Bedford, which makes her worried about the safety of her own children playing in the front yard. The recommendation is to prevent school traffic from using Bedford street, and instead routing traffic directly from Singleton to the pickup location. The car traffic along Bedford street is dangerous to the residents and can be mitigated by rerouting the traffic and adding speed calming interventions on Bedford to prevent speeding.



Figure 66. Illustrates how narrow Bedford Street is, and despite having the school sign, the flashing light has been broken for several months according to residents.

V. Increase Parks, Trails & Community Recreation Areas including a Recreation or Arts Center for Youth Within the Plan Boundaries

Residents expressed a desire to have more recreational opportunities for children, families and seniors in West Dallas. Specifically, the residents within and around the plan boundaries felt like Fish Trap Lake could be an opportunity for improvement in terms of accessibility, safety, and quality of amenities with additional investment. Currently there is little shade coverage and the lake is not appropriate for water based recreational uses. Residents have also specifically mentioned the smells from GAF being a hindrance to using the lake for recreational purposes. However, with some additional investment, the lake and trailways could be a community asset.

Similarly, making Singleton Boulevard a safer pedestrian and bike friendly corridor would increase walkability and increase mobility to the park and trails along the Trinity River. This is particularly relevant with the Trinity River Conservancy plans to develop the Harold Simmons Park in the river corridor. Additionally, adding bus shelters that protect residents from the sun and rain would increase the safety of transit riders in West Dallas.

Residents also identified other recreational and educational needs such as afterschool programming and opportunities for seniors and adults to socialize in the neighborhood. The closure of the YMCA was specifically mentioned as a loss for the neighborhood, and additional outreach should be done by the Multipurpose Center and Library to see what types of program activities the residents are seeking. Examples included cultural events, performing arts spaces, opportunities for movies to be seen. More details are in the appendix along with the survey responses.



Figure 67. Illustrates the existing conditions at Fish Trap Lake

VI. Improve pedestrian (streets and sidewalks) and public transportation rider safety (bus shelters) along Singleton

Residents shared a concern for the quality and prevalence of sidewalks along Singleton Boulevard and throughout the plan boundaries. Because of the presence of large trucks, many families are concerned for the safety of their children playing outside. The lack of continuous and quality sidewalks is also an accessibility concern for many of the residents with disabilities who do not feel safe using their mobility devices on the road where sidewalks are lacking. Because of this, an increase in speed calming techniques along Singleton Boulevard, restriction of large truck access through the residential areas, and ensuring quality bus shelters are consistent along the bus route would help improve pedestrian and transportation rider safety.

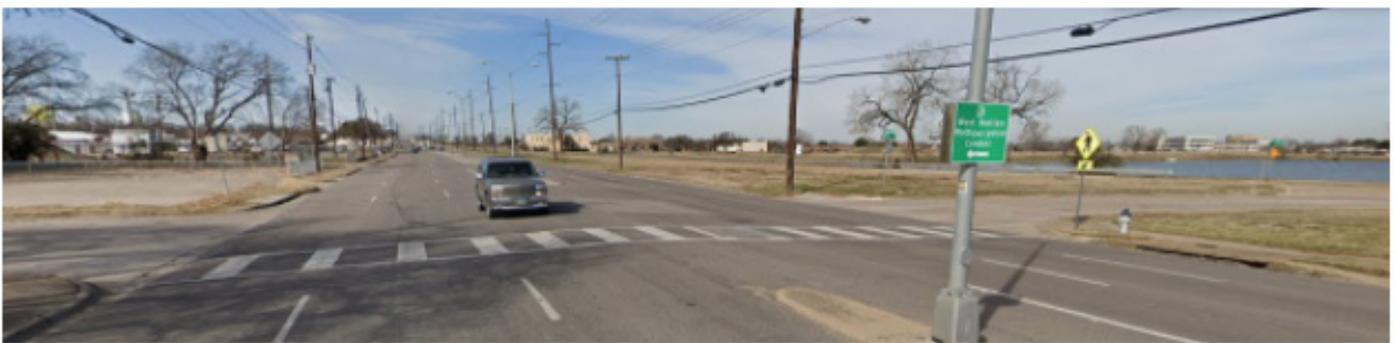


Figure 68. Illustrates the high-speed vehicular traffic that drives up and down Singleton Boulevard, making it difficult for pedestrians to cross at intersections. Adding a flashing light or stop sign could help increase pedestrian safety.

VII. Recruit and retain a full service grocery store to be in 75212

The commercial use of greatest interest to residents was bringing in a grocery store to the area. Currently there is a lack of full service affordable grocery stores with fresh produce in the neighborhood. Often residents leave West Dallas and sometimes the City of Dallas to purchase groceries, which can be inaccessible or inconvenient to people who rely on public transportation. Similarly, there is a lack of access to fresh and affordable produce in the current grocery stores and corner stores in West Dallas. Additional development of community garden space was discussed by residents as another solution to address the food accessibility issues. Residents also expressed an interest in having more small businesses along the Singleton Corridor that provide commercial services within close proximity to the residential areas along Singleton. This aligns with the land use vision outlined in the Trinity River Corridor Plan. Increasing walkability along the corridor by improving the sidewalks, crosswalks, and additional landscaping will help improve the quality of life for residents living along the Singleton corridor.



Figure 69. Many residents acknowledged Jerry's SuperMarket along Singleton, but shared that Jerry's can often be expensive and does not carry all the essentials needed for a full service grocery store.

VIII. Support small business development along Singleton corridor

Many residents shared the desire to promote small-business development along the Singleton Corridor, with an emphasis on community commercial uses that are affordable and accessible to current West Dallas residents. Examples included restaurants, cafes, recreational areas, stores for retail shopping, that are owned and operated by residents of West Dallas. Despite the significant economic growth in the "Trinity Groves" area in the far east section of West Dallas, many residents felt like the commercial options were not affordable or marketed towards their families. Many of the recommendations outlined in the Economic Development Policy adopted in early 2021 could be used to stimulate economic development for current residents in West Dallas, producing job opportunities and retail options that are accessible and interesting to West Dallas families.



Figure 70. Illustrates the existing conditions along Singleton Boulevard facing west



Figure 71. Illustrates the view of Singleton Boulevard facing east towards downtown Dallas



Figure 72. Shows the underused store fronts and vacant lots along Singleton

IX. Increase infill housing that is affordable to current residents in West Dallas

Many residents are concerned about rising property taxes, and the rapid development of luxury apartment complexes in West Dallas. Residents identified the need to develop additional housing opportunities for low to middle income families and to preserve the ability of current residents to stay in their homes without fear of displacement. This goal aligns with the City of Dallas Housing Policy. Working with non profit housing builders and the City of Dallas Housing Department to increase development of housing that is affordable to current residents in West Dallas and collaborating on policies to reduce the rapid increase in property taxes would assist with the residents vision for housing development. Similarly, rezoning the areas with residential uses but industrial zoning will help preserve and maintain affordable housing, by allowing residents to repair their homes and prevent the demolition of homes without the ability to rebuild them.



Figure 73. An example of a Single Family Home within the plan boundaries



Figure 74. This home was standing when the outreach began in the area behind the Multipurpose Center. However, during the process, the home was demolished and because of the zoning a new home will not be able to replace it



Figure 75. The home above, demolished

X. Increase public safety through increased lighting infrastructure and increased community collaboration with the Police Department

Crime was a big concern for many residents. Often neighbors will hear gunshots at night, or wake up to find bullet holes in the front of their homes. Many of the residents are elderly and live alone, which can make them feel unsafe in their own homes. Some of the suggestions that the residents shared included increasing the lighting in the neighborhood, improving the streets and roads for better accessibility for emergency vehicles, and increased communication with local Police Patrol officers. According to some residents, the response time for Police Officers was not very quick, which also was a safety concern.

Goal	Primary Lead	Partners	Timeframe	Funding	Cost
Initiate Authorized Hearing(s) for areas with non-conforming land uses (Phase I)	City Plan Commission	City Council , Neighborhood Associations	1-3 months	Planning and Urban Design	Low
Amortization of GAF as nonconforming use	City Council	Board of Adjustments, City Plan Commission City Council, Neighborhood Associations	6 months - 1 year	City Attorneys Office, Office of Environmental Quality and Sustainability	Medium
Initiate a "Quiet Zone" for the Union Pacific rail line in the plan boundaries and enforcement of no idling of diesel locomotives	City Council	Union Pacific, other relevant transportation agencies	3-6 months	N/A	Low
Better traffic management for neighborhood schools and heavy industry, which cause safety concerns by blocking resident street access	City Council	DISD, Dallas Police Department	3-6 months	N/A	Low
Improve pedestrian (streets and sidewalks) and public transportation rider safety (bus shelters) along Singleton	City of Dallas	City Council, DISD, DART	1-2 years	Bond funding, Annual Budget	Medium
Identify additional programming for education and recreation at Multi Purpose Center & Library	City of Dallas	Library services, Parks and Recreation Department, City Council	3-6 months	N/A	Low
Development of programming and amenities for redevelopment of recreational opportunities at Fish Trap Lake	SMU Toyota Partnership	DISD, DHA, City Council, City of Dallas Parks Department, Neighborhood Associations	6 months - 1 year	Private donors and public funds from Parks Department	Medium
Increase park space in West Dallas (Harold Simmons Park)	Trinity Park Conservancy	Neighborhood Associations, City Council, SMU Budd Center (Fish Trap Lake Project), Park Department, Park Board	TBD	Public and private partnerships	High
Increase landscaping and beautification along Singleton Corridor	City Council	Texas Trees Foundation, City of Dallas Parks Department	1-2 years	Private partnerships and public funds from Parks Department	High
Recruit and retain a full service grocery store to be in 75212	City Council	Office of Economic Development, City Council, Chamber of Commerce	1-2 years	Incentives through TIF districts or other tax incentives, private and public partnerships	High
Support small business development along Singleton corridor	City Council	Office of Economic Development, City Council, Chamber of Commerce	1-2 years	Incentives through TIF districts or other tax incentives, private and public partnerships	High
Increase infill housing that is affordable to current residents in West Dallas	Office of Housing and Neighborhood Revitalization	City Council, CHDOs and CDCs	2-3 years	Recommendations included in Housing assessment by ICP	High
Increase public safety through increased lighting infrastructure and increased community collaboration with the Police Department	Dallas Police Department	Office of Housing and Neighborhood Revitalization, City Council, Quality of Life Committee	2-3 years	Bond funding, Annual Budget	High

CONCLUSION



Conclusion

West Dallas is one of the most polluted areas within the City of Dallas. It is ground zero for environmental racism, and continues to be host to some of the biggest polluters in the City. Simultaneously, West Dallas is rapidly being developed, impacting the character of the neighborhood and cost of living for current residents. For both of these reasons, this grassroots neighborhood-led plan is critical. The residents have outlined both the path to remedy current and future environmental injustices, and articulates the type of commercial and residential development that the residents want to see in West Dallas. Both of these goals align with the goals the City of Dallas has outlined in the CECAP, the Economic Development Policy, and the Comprehensive Housing Policy. For too long the residents of West Dallas have been dumped on and displaced. The City of Dallas should celebrate the creation of this grassroots, bilingual land use plan and seek to support the vision the residents have outlined for a more equitable and safe City.



APPENDIX



Appendix

If you would like to see the raw survey results, please email:
neighborhoodselfdefense@gmail.com

