



Dallas City Council votes to endorse West Dallas redevelopment plan

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Published 09 March 2011 10:36 PM

A plan that many hope will lead to a rebirth for West Dallas and set an example for the smart redevelopment of other areas received the unanimous endorsement Wednesday of the [Dallas City Council](#).

The West Dallas plan has been in the works for more than a year and is the first major project of the CityDesign Studio that was formed to explore ways to bring top urban design standards to Dallas development.

"You are poised today to make what I see from my work in many places in the world as a very transformative step for Dallas. ... It's an important area, and I believe we have brought to you a very innovative plan," said Larry Beasley, one of the world's most recognized urban planners who worked with the studio to craft the plan.

The plan envisions rebuilding part of West Dallas as a densely populated urban neighborhood that fronts the Trinity River near where the Margaret Hunt Hill Bridge will meet Singleton Avenue.

But it also focuses on preserving the working-class neighborhood of La Bajada, north of Singleton. That had been a major concern of residents who have come under pressure from developers and land speculators who see the area as having huge potential for growth.

Since the CityDesign Studio, led by architect Brent Brown, became involved in building a plan for West Dallas, residents' fears have largely been eased.

Several spoke in favor of passing the plan Wednesday.

Beasley, Brown and others have been quick to point out that while the plan creates a guideline for rebuilding West Dallas, it isn't a zoning ordinance that carries the weight of law.

Implementing the plan over time will require the City Council's dedication to seeing that a walkable area — with a mix of shops, restaurants, town homes, mid-rises and high-rises — is built.

Several council members said they don't want to see the plan collect dust.

"I want to be careful we don't get expectations high and nothing happens," council member Delia Jasso said.

Beasley said the next step is to begin the process of implementing the plan — something he promised would happen right away.

That doesn't mean dirt will fly on new developments, however. The expectation is that the Design Studio will continue to work with residents, businesses and prospective developers to keep momentum for the plan.