

# DALLAS WEST DALLAS SIGNATURE POINT MASTER PLAN

Updated: 2017

## FACT SHEET

**Project:** West Dallas Signature Point Master Plan (2014)

**Type:** Main Street/Historic District, Infill Development

### Key Elements:

- Existing conditions of the area
- Market scan (demand for catalyst developments)
- Public infrastructure inventory and needs assessment

### Findings:

The study focused on public infrastructure needs in the West Dallas area, following a previous plan that developed the preliminary vision for the study area. This study yielded an implementation plan for infrastructure improvements for streets, water, wastewater, and stormwater. The plan was able to prioritize the list of improvements in three phases. The Sylvan Corridor was recommended as a main priority for improvements.

- Water, wastewater, stormwater, and roadway infrastructure assessment
- Cost estimates for infrastructure improvements
- Detailed drainage study recommended
- Market strategy approach
- Funding entities and opportunities

### Unique Takeaways:

The plan evolved into an implementation tool regarding key infrastructure elements for water, wastewater, and stormwater. The phasing plan for the improvements was based on future development in the West Dallas Area. This implementation tool plan stemmed from previous visioning efforts and studies.

- Implementation tool for phased improvements
- Exploration of non-traditional funding opportunities

### Implementation Status:

- Sylvan Avenue corridor reconstruction
- Ongoing mixed-use redevelopment of West Dallas and new infill development in the Trinity Groves and Sylvan Avenue corridor

### Regional Partners



North Central Texas  
Council of Governments



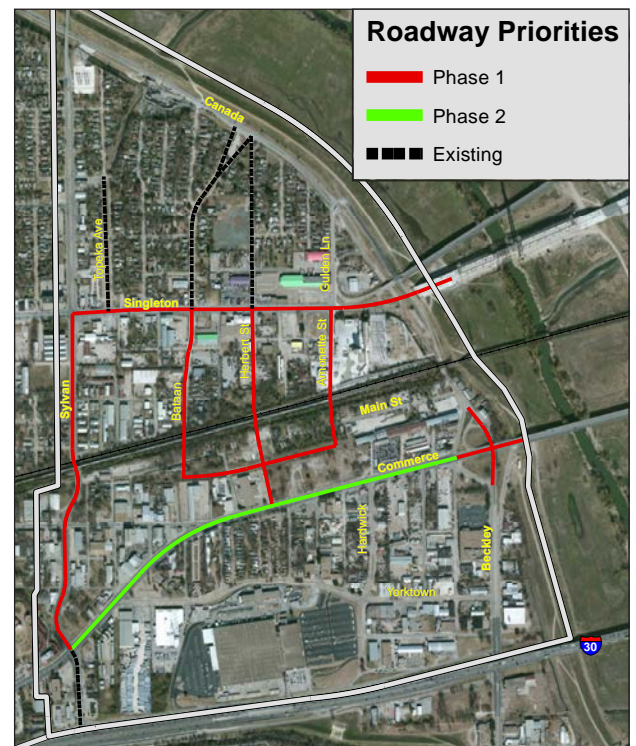
City of Dallas



WEST  
DALLAS  
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COMMERCE



West Dallas



West Dallas Roadway Priorities