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Study of Main Street Duncanville funded

City leaders envision rail stop, stores along dormant boulevard

Dallas Business Journal - by [Dave Moore](#) Staff Writer

David Green is trying to transform Main Street Duncanville from an eyesore into a magnet for pedestrians with disposable incomes, train passengers and new development.

On Oct. 17, Duncanville Mayor Green and a council majority voted to spend about \$300,000 on a study geared toward replacing auto repair shops with art galleries and finding a suitable stopping point for a passenger train line.

Interstate 20 and State Highway 67 make up Main Street's northern and southern boundaries. A Hilton Garden Inn anchors development to the north, while a Dr Pepper StarCenter ice skating rink and a Costco wholesale retail outlet serve as southern anchors.

In between is a 2.7-mile stretch of land that includes boarded-up buildings, rundown garages and under-developed properties.

It's Duncanville's plan to convert that area into a pedestrian-friendly Main Street with shops, stores and art galleries at ground level, and townhouses and offices above.

Duncanville Economic Development Office Director Earle Jones said the main goal is to create a development that will attract some of the 75,000 cars that pass by Duncanville each day on S.H. 67, and a share of the 130,000 vehicles that pass west and south of the city each day on I-20.

"It behooves us to direct some of that traffic into the city," Jones said.

The Duncanville City Council voted 4-2 to hire Fort Worth-based **Gateway Planning Group** to conduct



Kenneth Brock

WORTH STUDYING:
Duncanville Economic Development Office Director Earle Jones, left, and Mayor David Green stand beside the Main Station building in Duncanville.

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a \$296,500, 12- to 18-month study of a stretch of Main Street that city leaders deem to be worst off.

Suggested overlays

All property owners downtown will be invited to take part in the planning process which, Duncanville City Manager Kent Cagle told members of the council, will look strongly at the types of development that would best fit public appetites as well as the image the city wants to present.

"If we had had this study three or four years ago, we might have had something different at the corner of Main and Camp Wisdom Road," Cagle said at the Oct. 17 meeting. "Quicktrip (a gas station/ convenience store) is going in there now. They're a great company and a great corporate citizen and we love them. If we had some standards in place they might have still gone there, but we might have seen a facility that fit in more to what we'd like to see on Main Street."

Cagle told the council that the study will suggest zoning overlays for parts of Main Street as well, and that all property owners along Main Street will be invited to take part in the planning.

The study will include examining where the best location for a possible train station would go. Few doubt that commuter train travel will eventually reach Duncanville.

"The redevelopment of this Main Project will go forward, regardless, but it's not a matter of if the rail will occur, it's when the rail will occur," Green said.

Green said plans don't call for the use of eminent domain. He said the plans and new development -- which has established itself at a few locations already on Main Street -- will drive up market prices, encouraging the owners of underused properties to sell them at a profit.

While the city government's expenditure on the study roused opposition on the Oct. 17 council vote, the majority held sway.

"The study is pretty comprehensive," Green said. "That's why it's so expensive to do it."

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