Plan for today

1. Review of Last Meeting
2. Status Update on Neighborhood Plus
3. Review Ongoing Action Steps
4. Special Discussion: Neighborhood Stabilization Approach
5. Speakers: BC Workshop, Habitat for Humanity, Code Compliance, Housing and Community Services
Last Meeting:

- August 13th, 2017
- Reviewed neighborhood assets and priorities
- Finalized a vision statement for the Elm Thicket – Northpark Neighborhood Plus Process
- Reviewed preliminary list of action steps
Vision Statement

“To support a diverse, safe neighborhood with quality housing, infrastructure, and institutions for all its residents, and to preserve and protect the legacy and heritage of this historic Dallas neighborhood.”
Where We Are

- First Community Meeting – Discuss Assets and Challenges
- Second Community Meeting – Develop Vision Statement and Review Initial Action Steps
- City Staff, Advisory Council, Councilmember Develop Preliminary Action Plan
- Implement Short Term Action Steps
- **Today: Third Community Meeting – Review Draft Strategic Neighborhood Action Plan**
- Continue Implementing Action Plan, Bring Partners to the Table
- Final Community Meeting: Open House to Reveal Final Action Plan and Next Steps for the Community
- Implementation-
Elm Thicket – Northpark Strategic Neighborhood Action Plan (SNAP)

Key Focus Areas

- Code Compliance
- Beautification
- Home Repair
- Crime/Public Safety
- Infrastructure Needs
- Parks/Open Space
- Neighborhood History Preservation and Storytelling
- Neighborhood Stabilization
- Neighborhood Capacity Building
Elm Thicket –
Northpark
Strategic
Neighborhood
Action Plan
(SNAP)

Partners

• City of Dallas:
  • Councilmember Medrano
  • Planning and Urban Design
  • Code Compliance
  • Parks and Recreation
  • DPD
  • Community Prosecution
  • Housing and Community Services
  • Economic Development
  • Sustainable Development and Construction

• BC Workshop
• Habitat for Humanity
Rapid Response Successes
Advisory Council Successes

- Over 10 Meetings:
- Planning for Events
- Reviewing Community Feedback
- Developing Action Steps/Meeting with City Staff Community Partners
Code Crawl

- September 24th, 2016
- Largest Code Crawl in the History of the City X3!
Code Crawl

- Over 50 code officers and many community residents participated
- Over 1,500 homes visited, information provided on code violations, expectations, and a flyer promoting upcoming events
- Positive response from community
Community Clean-up

- October 1\textsuperscript{st}, 2017
- Over 40 volunteers
- Collected hundreds of pounds of trash
- Cleaned alleyways, helped seniors with their yards
Community Clean-up
Home Repair Workshop

- October 15th, 2017
- Over 40 community members showed up to learn about home repair resources available for the community
- Speakers from City of Dallas Housing and Community Services, Water Department, Oncor/Atmos, Texas Tree Foundation, Code Compliance, County Tax Collector
Home Repair Workshop
Presentation given at first Crime Watch of 2017, January 17th

Great success resulting from the ongoing crime watch meetings, relationship-building between residents, Councilmember, and Code Compliance

Dedicated code officer for the neighborhood

Compliance is greatly improved, old cases have been mostly closed out, more cases being referred to nuisance abatement
Submitted for the 2017 Bond Program:
- Sidewalk Improvement/Construction
- Street Improvements
- Park Improvements
Ongoing Action Steps:

- BC Workshop Neighborhood Stories Project
- Home Improvement Rebate Program
- Habitat for Humanity Home Repairs
• Community ownership of Neighborhood Plus Action Plan
• Development of Neighborhood Structure to take charge of the issues outlined in the plan
• Development of resource guide
• Continued strengthening of relationships between neighborhood and Code Compliance and DPD
• Continued beautification/clean-up success

2. Single Family Rental Registration Program

3. Development of Zoning Tool to Manage the Scale of New Housing Development
New Construction Activity
Property values are changing at different rates depending on where you are in the neighborhood.
Potential Stabilization Tools

- Neighborhood Stabilization Overlay
- Dallas Landmark Historic District
- Design Overlay
- Homestead Preservation District
- PD
Original vs. New Housing Comparison

Historic Housing

- Average Lot Size: 7,500 sf
- Average Lot Coverage: 30%
- Average House Size: 1,200-2,000 sf

Newly Constructed Housing

- Average Lot Size: 7,500 sf
- Average Lot Coverage: 45%
- Average House Size: 2,500-4,500 sf
Original vs. New Housing Comparison

**Historic Character**
- Average Lot Size: 7,500 sf
- Average Lot Coverage: 30%
- Average House Size: 1,200-2,000 sf

**New Development**
- Average Lot Size: 7,500 sf
- Average Lot Coverage: 45%
- Average House Size: 2,500-4,500 sf
Potential Tools for Elm Thicket – North Park

• Planned Development (PD):
  • Develop a custom zoning district to further regulate new single family construction to conform closer to the existing character of the neighborhood
  • Process needs to be approved by advisory council and Councilmember. A neighborhood advisory group would be formed to assist with the neighborhood outreach process.
  • The process is led by Sustainable Development and Construction
Questions/Discussion?
Speakers:

- BC Workshop: Neighborhood Stories Project
- Housing and Community Services: Home Improvement Rebate Program
- Habitat For Humanity: Home Repairs
- Code compliance: Single Family Rental Registration Program
STAY INFORMED

VISIT OUR WEBSITE

http://dallascityhall.com/departments/pnv/Pages/ElmThicket_Northpark.aspx

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WE’RE ON NEXT DOOR

Look for our meeting updates

LET US KNOW WHAT YOU THINK?

Complete the COMMENT FORMS!