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Dallas Council Member Carolyn R. Davis

District 7

DISTRICT 7 REDEVELOPMENT PROJECTS

- The redevelopment of the Bexar Street Corridor is being implemented in 3 phases by the City of Dallas Housing/Community Services Department under its Neighborhood Investment Program (NIP)
- The Bexar Street Corridor is located within the City's South Dallas Ideal/Rochester Park neighborhood

Before



Bexar Street Redevelopment

Phase I

- Redevelopment plans for Phase I include: (Brigham to CF Hawn)
 - Streetscape improvements;
 - Pedestrian amenities, community art and public green space;
 - Four (4) mixed use buildings comprising 15 residential units and approximately; 30, 000 sq. ft. of neighborhood-serving office/retail space;
 - 31 for-sale fee simple Townhouse units (Townhomes at Bexar Street Village);
 - Bexar Street Redevelopment Investment Center (Police Satellite Station); and
 - Targeted infill development on land bank lots, infrastructure improvements & Code Enforcement within the Ideal neighborhood.

Phase II

- Bexar Street Phase II extends from CF Hawn to the Trinity River, and is currently in the design phase
- The city of Dallas is currently acquiring property to facilitate the development of an Employment/Job-Vocational/Training Center by HIS Bridge Builders & Operation Oasis. The Employment Center will be located at the intersection of Municipal & Bexar St.
- Plans for Bexar phase II include:
 - Streetscape Improvements (Winter 2010)
 - Streetscape & Pedestrian Amenities (along Bexar, between Doris & Rochester)
 - Construction of over 45,000 sq ft of mixed use office/retail development
 - Targeted infill development on land bank lots, infrastructure improvements & code enforcement within the Rochester Park Neighborhood

Phase III

- Bexar Street Phase III is currently in the design phase and will primarily consist of Street and Infrastructure and Gateway improvements.
- Bexar III extends from Brigham to Myrtle St.
- Improvements scheduled to commence Winter 2011

After



Bexar Street Redevelopment

- Development Partnership: Carlton Group, Carpenter's Point L.P. (Frazier Berean Group) and the City of Dallas
- Unit Mix: 150 senior housing units for low income residents to include 127 1BRs and 23 2-BRs
- Project Location: West side of Hatcher Street at 3326 Mingo Street
- Project Status: Construction began March 2010 and is scheduled to be completed by March 2011
- Housing Funding: \$928,473 - HOME



Carpenter's Point: (Frazier Berean Senior Housing)

- Neighborhood street improvements are currently underway to include sidewalks repair/installation, ADA ramp repair/installation, driveway approaches, curb and gutter, street resurfacing/reconstruction
- Neighborhood streets include Silver Street, Detonte Street, Beall Street, and Mingo Street
- Construction began February 2010 and is expected to be completed January 2011
- Project Funding: \$1.2M - CDBG



Dolphin Heights Public Improvement

- Development Partnership: South Dallas/Fair Park Inner-City CDC (ICDC) Dallas Neighborhood Alliance for Habitat, Dallas Housing Authority (DHA) and Townhaven Companies, LLC.
- 51 new single-family homes at Spring Avenue & Troy Street

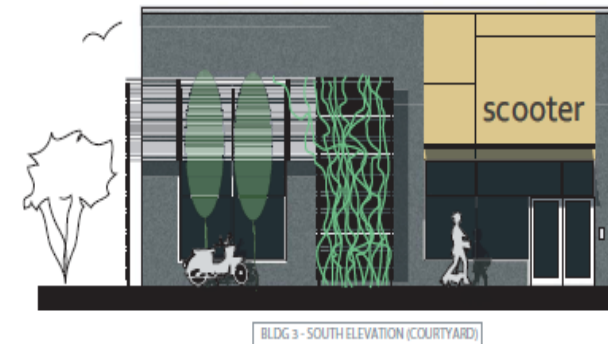
Status

- 32 completed, 8 additional homes expected for completion by end of 2010
- Remaining homes to be completed by end of 2011
- City Investment: \$ 2,016,500



Frazier Courtyards Housing Initiative

- In partnership with the City of Dallas, ICDC has commissioned a master plan and convened a team of community stakeholders to develop recommendations and design alternatives for Spring Avenue, Brashear Street, Troy Street and Benton Avenue.
- Street improvements will consist of pedestrian amenities, gateway improvements, open spaces, residential infill and retail development.
- Street design is currently underway and is expected to be completed early 2011. Construction is estimated to commence Spring/Summer 2011.
- Housing Project funding: \$3.1M – CDBG/BOND (Infrastructure); \$3.5M – BOND (Land Acquisition) committed



Spring Avenue Redevelopment



Legend

- Gateway
- Existing Buildings
- Existing Community Building
- Proposed Buildings**
- Residential Infill TH-2(A)
- Development in Progress
- Mixed Use Building
- Streetscape Improvement
- Community Feature
- Proposed City Trail
- Pedestrian Easement



- Developer: Inner City Development Corp (ICDC)
- Project Scope: 19 homes
- City of Dallas Funding Assistance: \$532,723 for property acquisition \$671,000 in construction gap subsidy and \$400,000 for interim construction financing
- The first 2 units are under construction. All units to be sold to families at 80% AMFI and below.

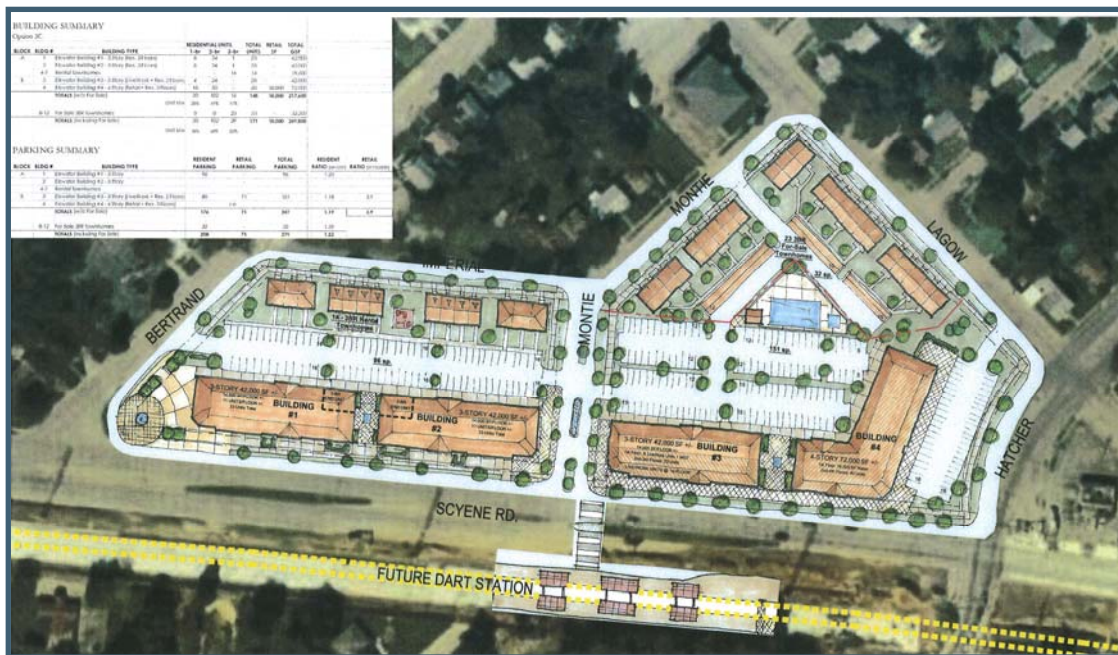


MASTER SITE PLAN

- Hatcher Rail station is located at the 4500 and 4600 blocks of Scyene (south side)
- Partners include Frazier Revitalization Inc. (FRI) and City of Dallas
- Acquisition of property is underway on the north side of Scyene for the development of a mixed-use transit oriented development (TOD) project

Status

- First Phase Retail to begin construction Fall 2010
- City Investment: \$ 750,000



Hatcher Square TOD (Frazier-Scyene)

- Developer: Southfair CDC
- Project Scope: 30 homes
- City of Dallas Funding Assistance: \$648,200 for property acquisition

Status

- 2 of the 30 homes were built by Dallas City Homes.
- 1 has been sold.
- Housing is contracting with Southfair to provide \$500,000 for interim construction financing to build the next 10 homes.
- Of the 10, 2 will be model homes and the remaining 8 units will be sold to families at 80% AMFI and below



Concept

Fair Park Estates

- Proposed J.B. Jackson TOD by Hall family
- Mixed Use development
- 40 residential units in phase 1



Hall – Phase 1

- Celebrating 6 new homes
- A buildingcommunity Workshop community development initiative emphasizing sustainability
- Sponsored by:
 - The Meadows Foundation
 - The City of Dallas
 - The Real Estate Council
 - Mr. and Mrs. Edward W. Rose, III
 - CDM – AmeriCorps
 - Bank of America
 - Citi Foundation
 - Bev & Michael Hutney
 - Stetler Company
 - Wells Fargo
 - Marquette Financial Companies



Congo Street Green Initiative

The “Wonderview Master Planned Project”, a 200-acre development has been planned for the former Kiest landfill site and adjacent property. The project is anticipated for a 10-year phased build out with a focus on corporate office and athletic facility uses along with residential and supporting retail development. Potential partnerships with the Heroes Foundation, area schools, and the City Park & Recreation Department for after-school programs and community recreation have been contemplated.



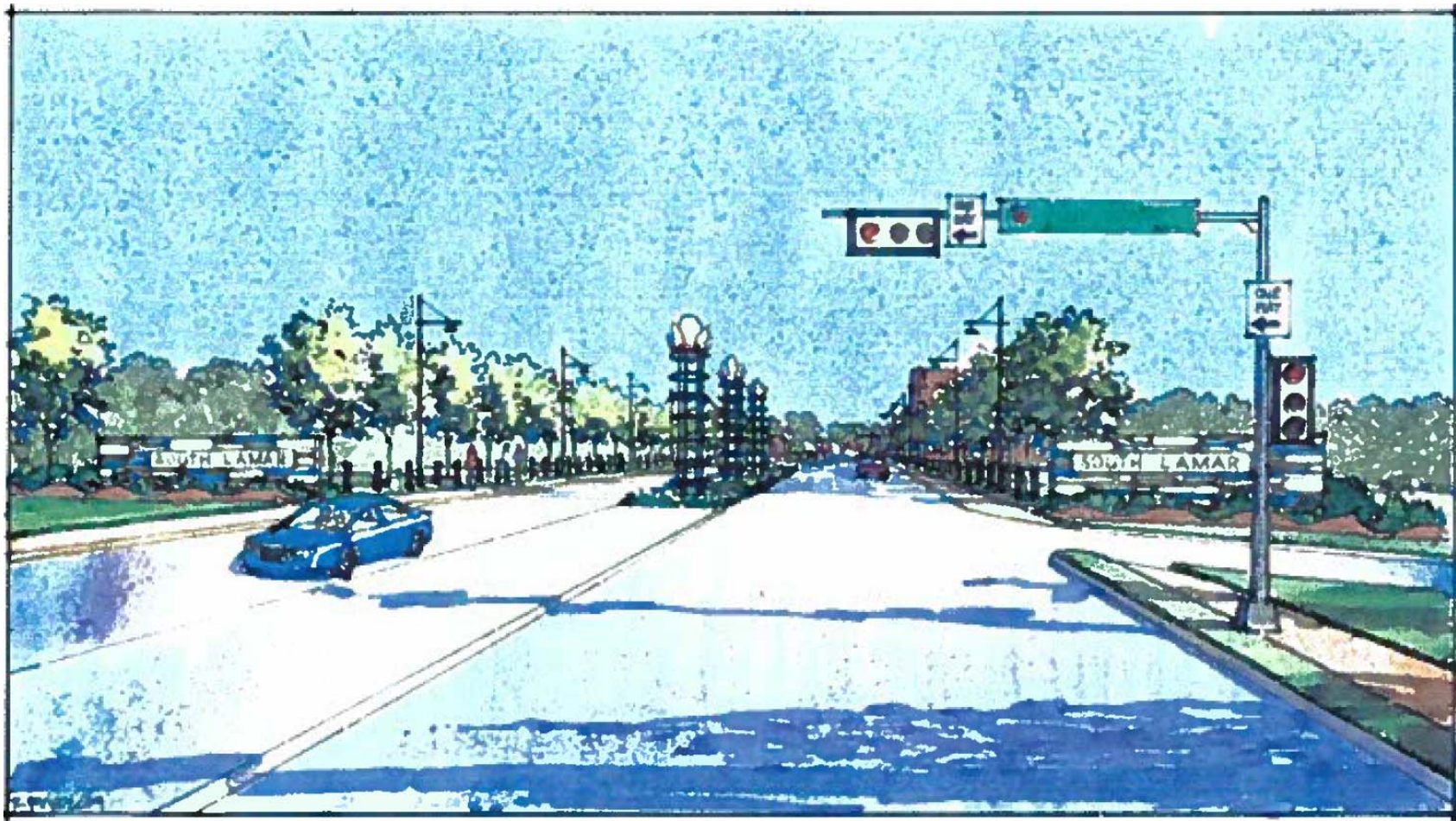
Wonderview

- Planning study on an Afro-centric retail/commercial development area along Second Ave
- Proposes 138,000 square foot of redevelopment, including 16 residential units and 4 entertainment buildings

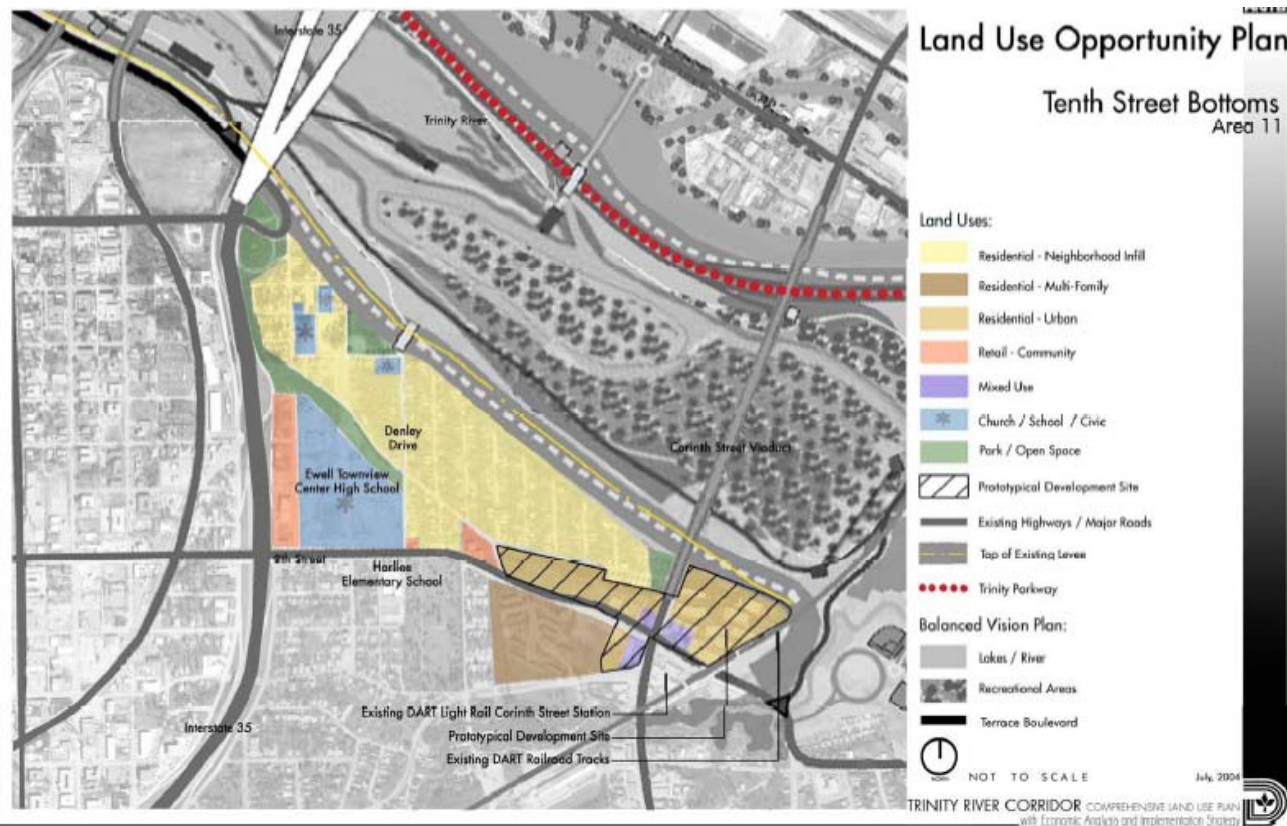


Mill City Renaissance Plan

Improvements along South Lamar will visually enhance the street to create a gateway into the neighborhood and industrial corridor. Amenities could include sculptural elements highlighting the metal uses with the area. As envisioned, the district would highlight sustainability and green development.



- Infill redevelopment and neighborhood revitalization
- Build from Yvonne Ewell Townview Magnet School, DART light rail station, as anchors
- Residential – Neighborhood Infill; continued single family use
- Retail – Community; serve need for additional neighborhood serving retail (along IH35 and near DART station).



The Bottom Land Use Plan

Work in Progress



Tenth Street

- Dedicated September 2010
- \$6.7 million dollar, 42,000 square foot building, includes a chapel, library, double gymnasium, and new classrooms
- Additional space for community center activities, such as the Food Pantry and senior citizen's programming



St. Phillips Community Center

DISTRICT 7 TRANSPORTATION AND INFRASTRUCTURE IMPROVEMENTS

The Malcolm X Bridge over the DART Service and Inspection facility was built in 1937. Over time bridge structures like this require structural and/or other types of repairs. Currently this bridge is in good condition with limited required repairs. The repairs needed include:

- Remove and replace street lights and install new electrical connections and wiring
- Repair and paint all metal bridge railing
- Repair / replace portion of damaged bridge deck (driving surface)
- Repair 10 bridge columns
- Repair / replace portion of bridge approach and retaining wall
- Add banners to the new street lights

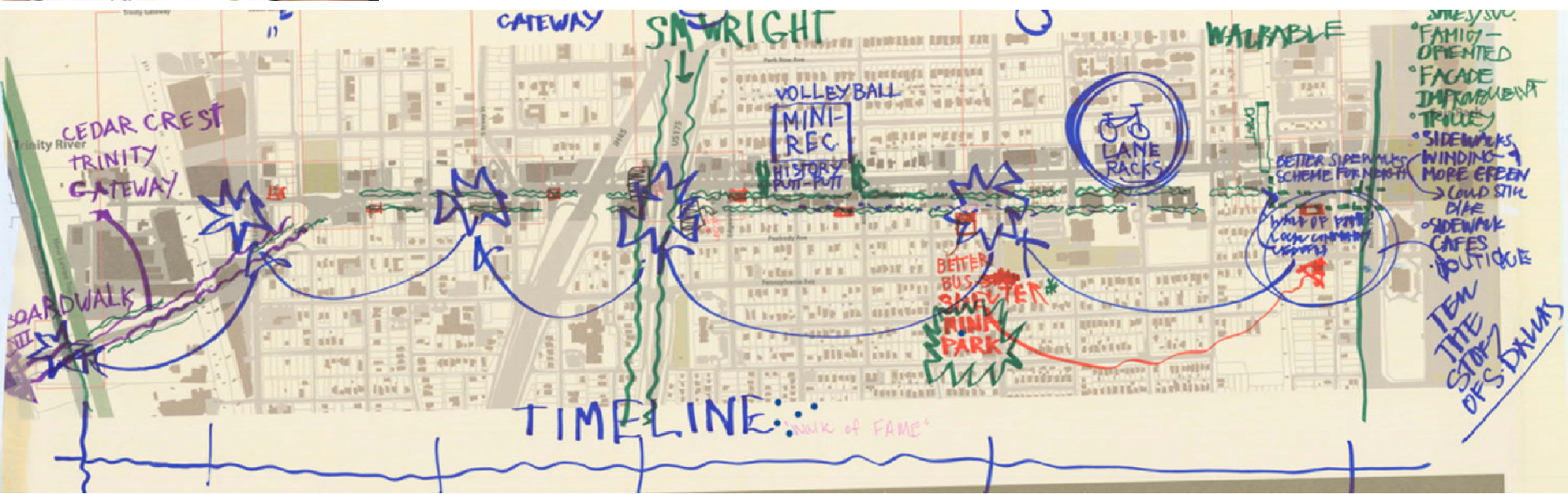
Work by the Street Services Department has begun on the metal bridge railing. It is estimated to be complete by the end of October 2010. Design of the new street lighting and electrical service connections and wiring will begin by November 2010. Installation of the new street lights should be completed in 2011. The remaining bridge repairs have been placed on the City's Needs Inventory listing and will be considered for funding and implementation in a future capital improvements bond program.



Malcolm X Bridge Rehab

- Trinity Parkway connection to IH-45 eliminates need for “Dead Man’s Curve” at US 175 and S.M. Wright
- Provides opportunity to make S.M. Wright a low-speed road
- Pedestrian crossings, sidewalks, landscaping
- TxDOT will spend approximately \$200M for improvements to Trinity Parkway and SM Wright Parkway





MLK Blvd Design Workshops

- 1 | bike/pedestrian connectivity
- 2 | cultural walk/timeline reflecting history/development of South Dallas
- 3 | pilot Block/Intersection along MLK to illustrate ideas (possibly between Atlanta & Latimore or at intersection of MLK Jr. and Malcolm X)
- 4 | enhanced lighting along street and amenities such as benches/etc in consistent theme
- 5 | Cedar Crest bridge enhancements need to address safety and physical conditions at each end
- 6 | improve public realm to improve business frontage & long term parking issues/increase foot traffic



MLK Blvd Design Workshops

scope development and refinement

rfp on the street

proposals submitted

selection of consultant

september/october 2010

october/november 2010

november/december 2010

february 2011



Cedar Crest Bridge Enhancement

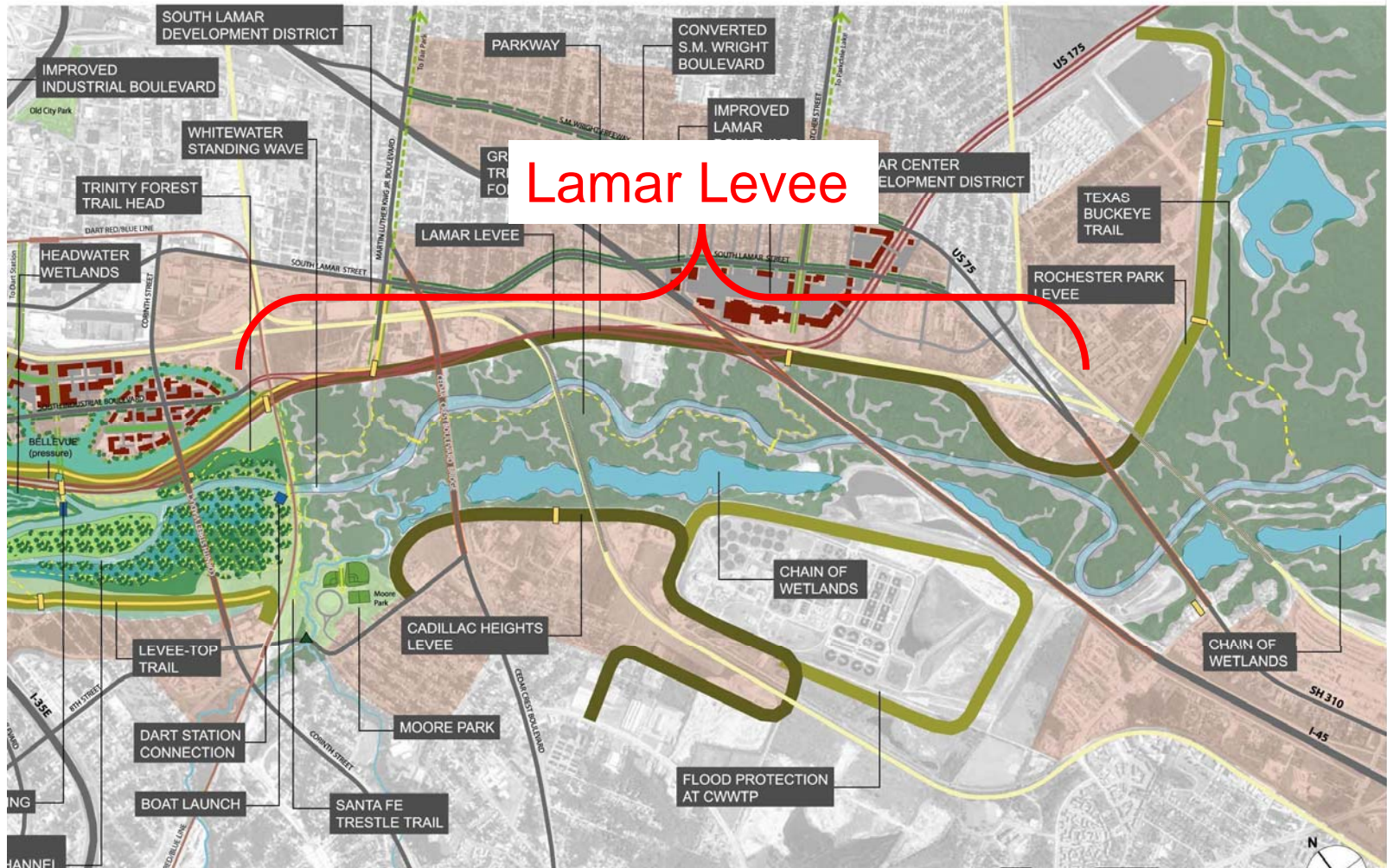
- The first section is now open, providing improved access to Fair Park
- According to DART:
 - 28 mile, \$1.8 billion project
 - Expected to reduce pollutant emissions by more than 320 tons per year.
 - Line will run from Pleasant Grove to Carrollton/Farmers Branch with the opening of the entire line anticipated in December 2010



- Super Saturday
Saturday, December 4, 1-4 pm
Events and multiple DART stations including Lawnview
- Customer Appreciation Day
Monday, December 6, 5-9 am
Celebrations scheduled at all Green Line Stations



A new levee for the Lamar area is being planned by the U.S. Army Corps of Engineers in partnership with the City of Dallas. This levee will provide protection from the 800 year flood event for many businesses and homes. Construction on this project is expected to start in 2012 and be complete in 2014.



Lamar Levee

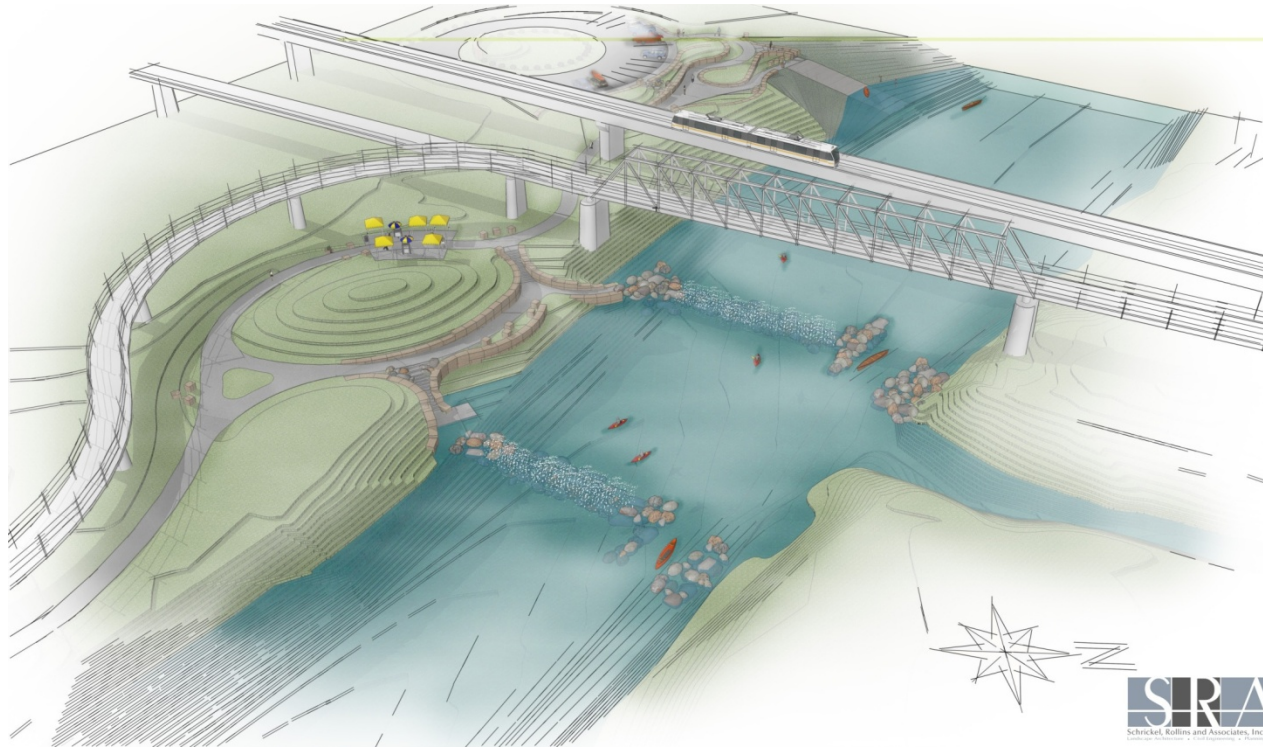
The Rochester Levee was built in the early 1990's by the City of Dallas to protect this neighborhood from flooding. The Mechanically Stabilized Wall (right) will be strengthened and other parts of the earthen levee will be improved to ensure it continues to provide flood protection for this area. Work on this project is expected to begin in late 2010.



Rochester Levee

DISTRICT 7 RECREATION AND AMENITIES

- The Standing Wave Whitewater Feature and Santa Fe Trestle Trail are located just downstream of the DART Rail line that crosses the Trinity River.
- The Standing Wave will have two whitewater areas for kayakers to enjoy, as well as a bypass channel for a more gentle ride. It includes a parking area and a canoe launch. This project costs \$3.4 million and was funded with 2006 Bond Funds. It is expected to be open in Spring 2011.
- The Santa Fe Trestle Trail is a pedestrian crossing of the Trinity River, using the converted ATSF Railroad bridge. It will provide access across the Trinity River, and will connect Moore Park in Oak Cliff to the south end of Riverfront Blvd. The cost for this project is \$5.5 million, and includes a \$3.5 million grant from the Texas Department of Transportation (remaining funds are from the 1998 Bond Program. It is expected to be complete by Fall 2011.

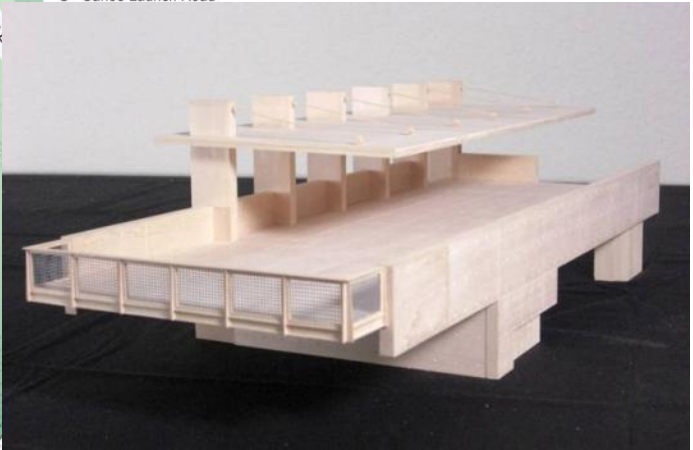


Standing Wave & Santa Fe Trestle Trail

Moore Gateway Park is located near the 8th St. and Corinth St. DART Station. Features of this park expansion include a pavilion, additional parking, trails down to the Trinity River and the Standing Wave, a pedestrian bridge over Cedar Creek, landscaping and an amphitheater. This \$3.3 million project is funded from 1998 Bond Funds and a \$2 million grant from the Hoblitzelle Foundation. Construction will begin in early 2011 and be completed in late 2012.



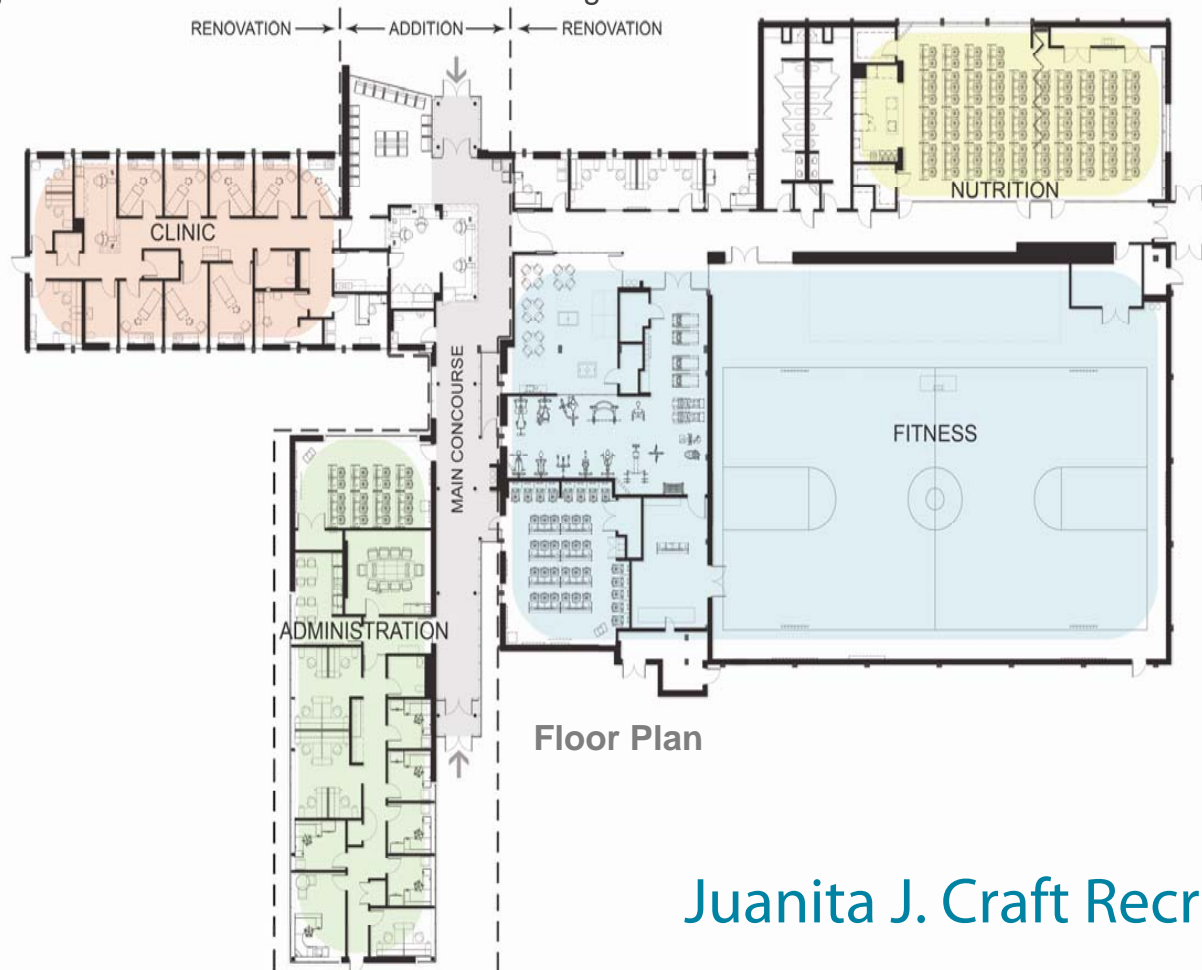
- Legend**
- A - Shade Pavilion
 - B - Cantilever Overlook
 - C - Icon Tower
 - D - Retaining Wall Extension
 - E - Pedestrian Walk
 - F - Pedestrian Plaza
 - G - Parking Lot Expansion
 - H - Angled Retaining Walls
 - I - Sloped Amphitheater Lawn
 - J - Terraced Plaza w/ Tree Grove
 - K - Pedestrian Bridge
 - L - Creek Crossing Bridge
 - M - Trinity Trestle Trail
 - N - Existing DART Parking Lot
 - O - Preserved Tree Grove
 - P - Upstream Detention Basin
 - Q - Existing Park Parking Lot
 - R - DART Rail
 - S - Canoe Launch Road



Moore Gateway Park

Diabetes Health and Wellness Center at Juanita J. Craft Recreation Center

- The City of Dallas Park and Recreation Department partnered with Southern Sector Health Initiative and Baylor Health Care System (SSHI/Baylor) for the renovation and expansion of the recreation center
- The project included renovations and reconfiguration of the existing recreation center to include a fitness room, classroom, multi-purpose room, teaching kitchen, offices and storage. The center was expanded to include a waiting area, clinic and SSHI's administrative offices and classroom.
- SSHI/Baylor is operating a diabetes health and wellness center at the recreation center
- The grand opening was June 7, 2010.
- The project has won an International Interior Design Award



Juanita J. Craft Recreation Center



Exterior View

Photography By Chuck Smith

Juanita J. Craft Recreation Center







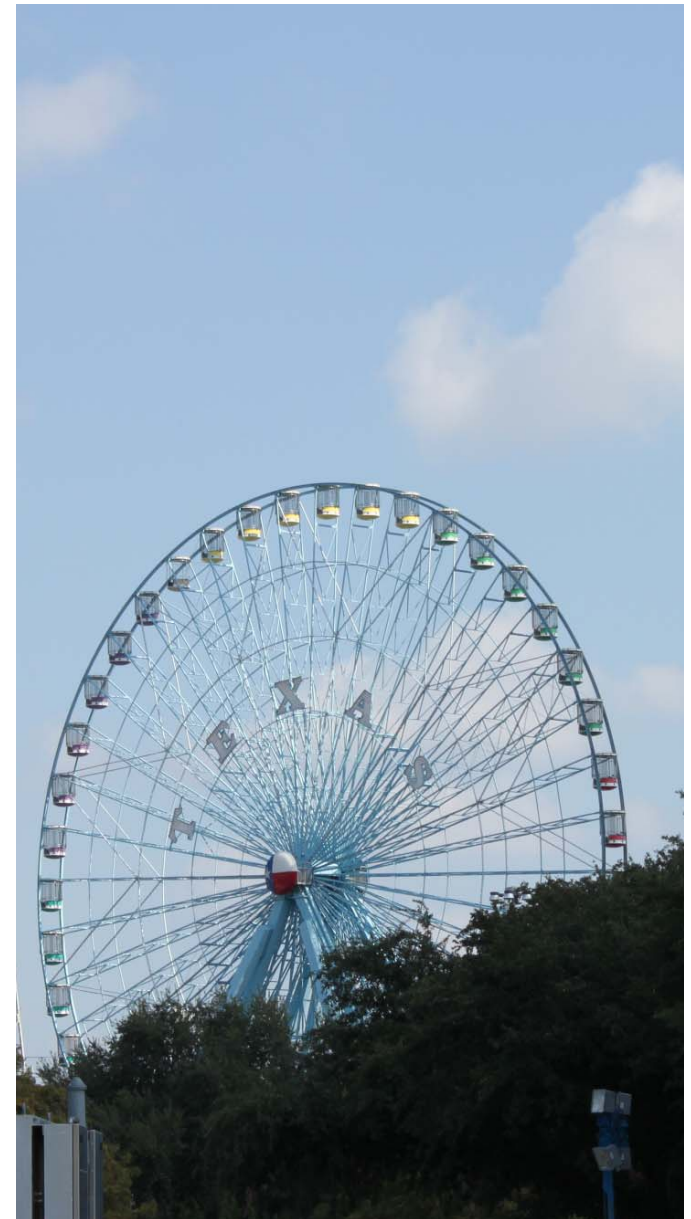
Diabetes Health and Wellness Institute at Julianita J. Craft Recreation Center



TEACHING EFFORTS
TECH CENTER
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- Record-breaking year for the State Fair of Texas
 - \$37 million spent on food and rides tops previous record of \$29.2 million in 2007
 - Single-day record set for \$3.6 million spent on food on October 2 [TX/OU]
 - Single-day record set for \$1 million spend on midway rides on October 11 [Columbus Day]



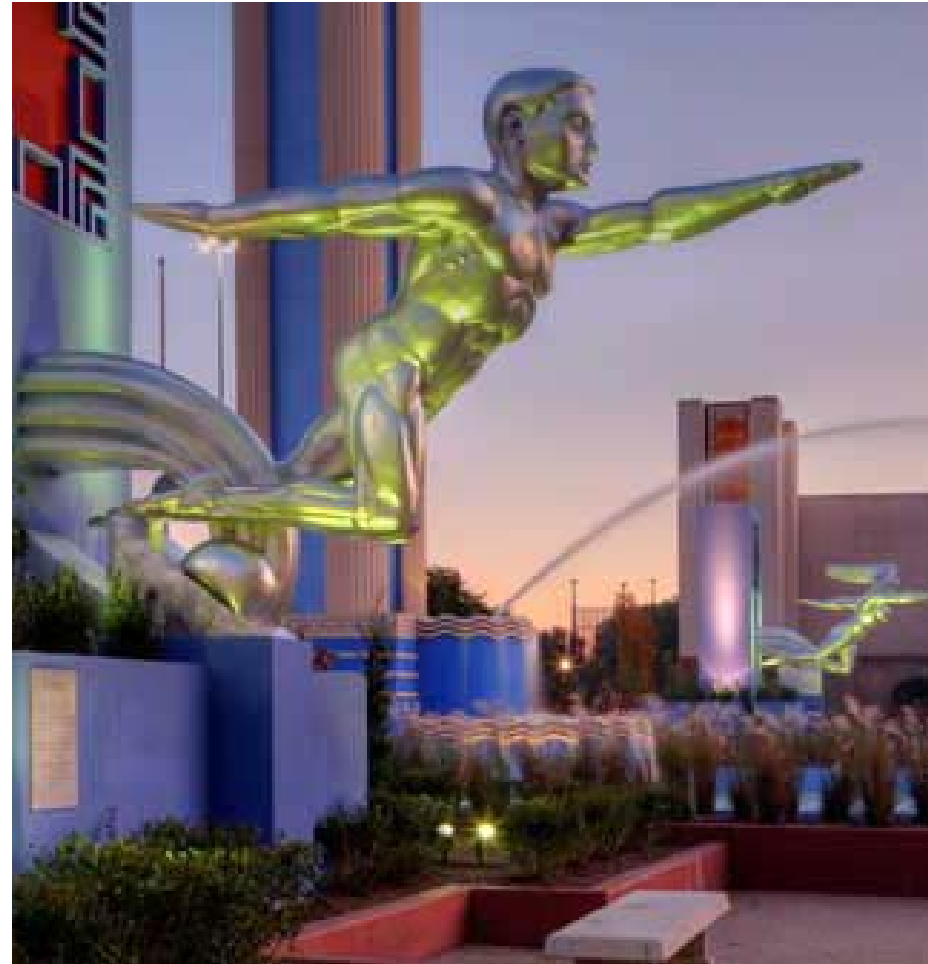
Fair Park Year Round!

- Sporting Events
 - TX/OU, Harvey Marin Classic, Lone Star Classic, Grambling/Prairie View, Texas Tech/Baylor
 - Big D Marathon
 - North Texas Youth Wrestling
 - NAMI 3K
 - Dallas Senior Games
 - Boxing
 - SPCA Dog Walk
 - Rodeos
 - Soccer
- Mardi Gras
 - Music and Food
 - Two stages of live entertainment
 - Estimated 13,000 attendees



Fair Park Year Round!

- North Texas Irish Fest
 - Largest Celtic Celebration in Texas
 - Estimated 62,000 attendees
 - Five stages of national entertainment
- Cinco de Mayo
 - Estimated 18,000 attendees
 - Dance, Music and Food
- Summer Place Park Opening 2012
 - State Fair of Texas Summer Midway operations
 - 30 rides
 - Shows and attractions
- Fair Park Fourth
 - Estimated 80,000 attendees
 - Fireworks choreographed to Dallas Wind Symphony
- CityArts
 - Estimated 100,000 attendees
 - 200+ Artisans



Fair Park Year Round!

- Cotton Bowl becomes “Dog Bowl” for a day
 - 5,000 Dogs and their owners
 - Games and vendor booths
- Kwanza Fest
 - Celebrates 7 Principles of Kwanza
 - Estimated 45,000 attendees
- Fair Park Holiday
 - 100,000 Holiday Lights
 - City of Dallas Tree Lighting



Fair Park Year Round!

- Completed prior to the 2009 State Fair of Texas, the renovated building includes a Butterfly House, Classroom, renovated lobby, banquet hall, catering kitchen and offices.
- The Renovation received a Preservation Dallas 2010 Preservation Achievement - Commercial or Institutional Restoration / Rehabilitation Award



Texas Discovery Gardens



Texas Discovery Gardens



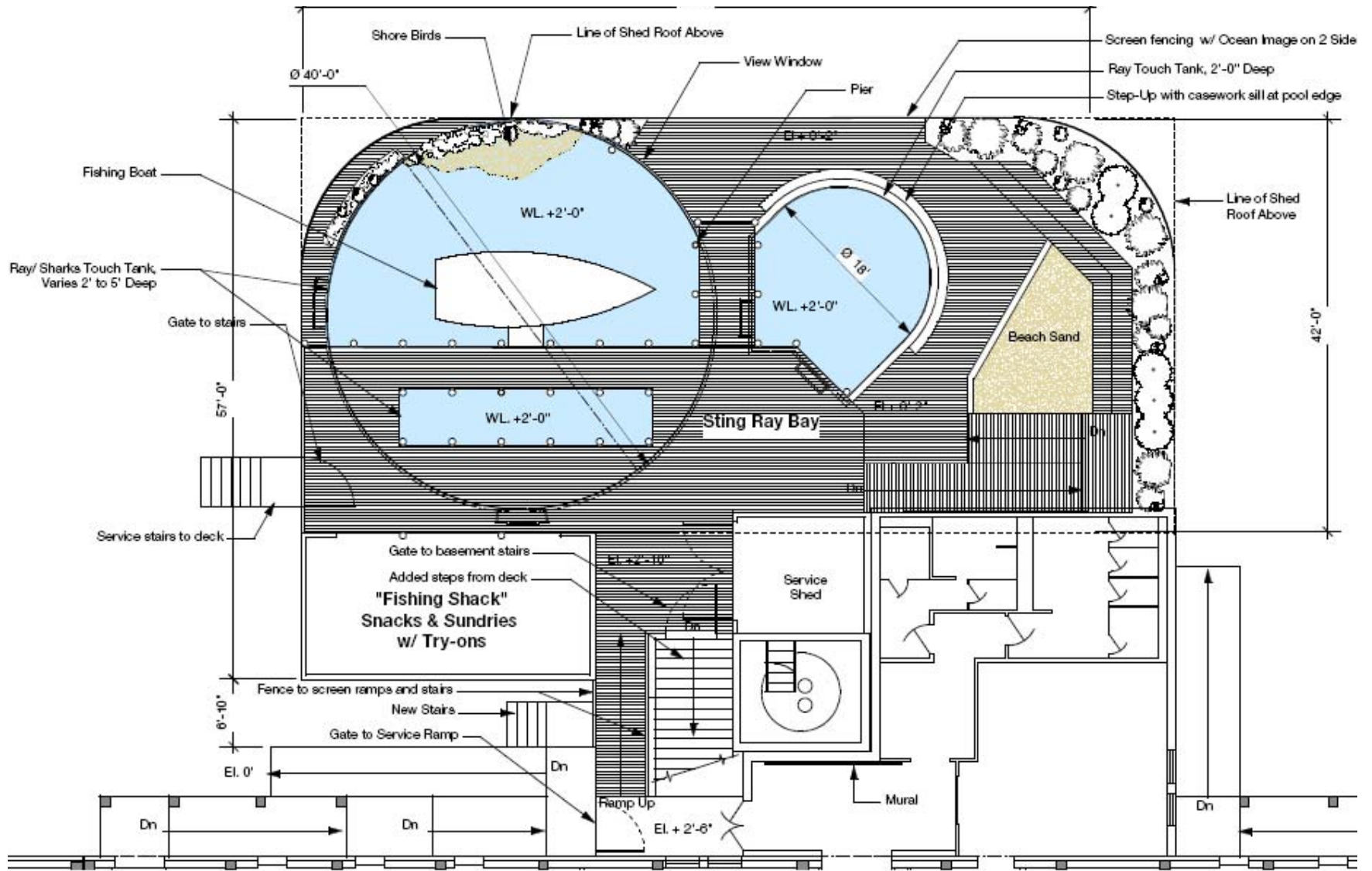


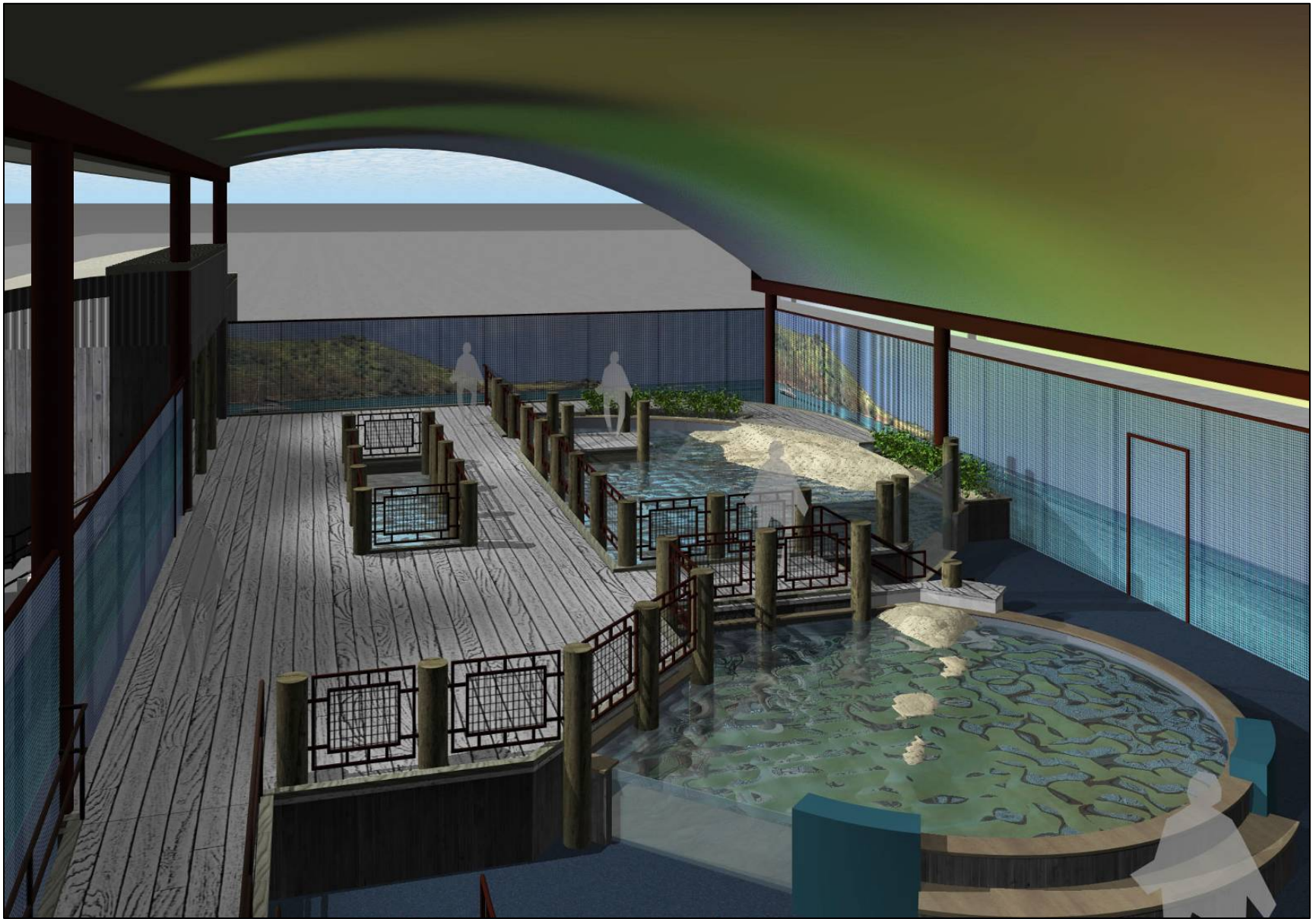




- This project included the renovation and expansion of the existing facility.
- Major components of the project included:
 - New water filtration equipment
 - Freshwater and Saltwater wings raised 15” to provide a better view for children and adults
 - 4 interior modules have been added to almost double the animal capacity of the galleries
 - Curatorial and Education Staff have re-arranged the Aquarium into ocean and water regions. Shore, Near Shore, Offshore, etc. for a better visitor experience
- Addition of Sting Ray Bay, which includes:
 - Over 5,500 square feet of covered area
 - 2,200 square feet of decking
 - New tanks, including a 70,000 gallon shark tank and 18,000 gallon sting ray tank
- The Children’s Aquarium was opened on September 24, 2010







Children's Aquarium

- Project included reconstruction of the Esplanade Fountain, to include a show feature and restoration of the Parry Avenue Gate
- Many of the historic features that were missing were re-constructed, including the “scoop” lights, central pylon at east end of the fountain and sculptures.
- A fountain show was added that include 270 nozzles of dancing water choreographed with lights and music. A speaker system was added that surrounds the fountain.

The project has won several awards, including:

- Preservation Dallas - 2010 Preservation Achievement Award – Historic Landscape or Park
- Building of America - 2010 Gold Medal Feature
- American Institute of Architects, Dallas Chapter - 2010 Award



Esplanade Fountain and Parry Avenue Gate Restoration



- 18,000 square foot facility
- Groundbreaking fall 2012
- Anticipated opening in 2012



White Rock Hills Library

- Completed the acquisition of approximately 3.5 acres
- Working with the Ferguson Road Initiative to plan a future recreation center at this location, which would anchor a town-center type of development at the corner of Ferguson Road and Highland Road



White Rock Hills Recreation Center

- 2-Points Land Use Study
- Buckner Terrace Land Use Study in partnership with District 4
- Cedar Crest Boulevard beautification in partnership with District 4
- Permanent supportive housing for the homeless, including retail kiosks shared in all districts
- Economic development that creates job opportunities
 - Street fairs
 - Light manufacturing
 - Satellite office
 - Home-based business

Long Term (2-5 years)

- Bring back “One-Stop Shop”
- Continue to support Business Assistance Centers and open grants up for a wider audience
- Continue to work with the City Attorney’s Office on demolition list
- Continue to work with Code Compliance on code enforcement issues such as vacant lots, and find ways to place new homes on infill lots

Long Term (2-5 years)