

# Jules E. Muchert Army Reserve Center 10031 E. Northwest Highway

Neighborhood Quality of Life Committee  
June 11, 2007



# The Property

- This Property was a part of the original boundaries of White Rock Lake Park. The City of Dallas sold the Property to the Federal Government in 1956 for an Army Reserve Training Center Site.








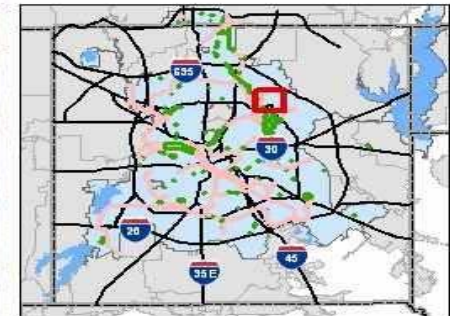
# The Property – Aerial



## Jules E Muchert USARC

### Legend

-  Subject Property Boundary
-  City of Dallas Park Land
-  Existing Bicycle/ Pedestrian Trails
-  Funded and Planned Bicycle/ Pedestrian Trails
-  Proposed Trail (Partially Funded by TxDOT)
-  Roads



City of Dallas



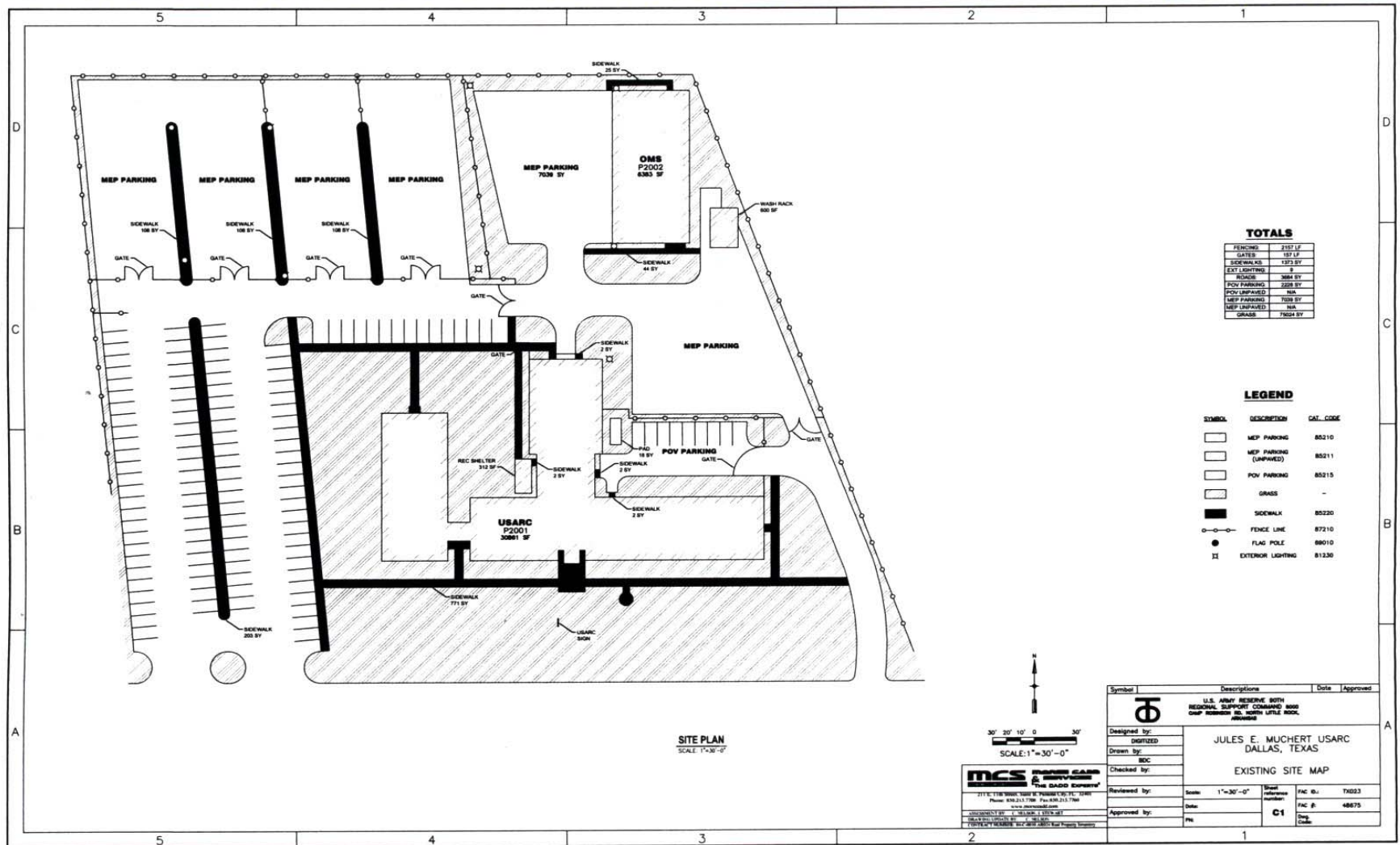


# The Property



- 5.15 acres in size
- Located on the north side of Northwest Highway at the intersection of Thurgood Lane
- Two story main building containing 29,752 square feet
- Garage and shop building containing 6,363 square feet
- 100 general parking spaces and a parking area for special vehicles and equipment

# The Property – Site Plan



# Property Photographs – Building #1





# Property Photographs – Building #2



# Property Photographs - Auditorium





# Property Photographs – Classroom



# Property Photographs – Office Space



# Background and Process

- The process for disposition of federal property is established in the Department of Defense BRAC Implementation Regulations and Base Redevelopment & Realignment Manual (“BRAC Manual”). The following information sets out how the City has conducted this program in an accordance with federal regulations.
  - April 20, 2006 – The City submitted a letter to the Office of Economic Recovery requesting recognition of the City of Dallas as the Local Redevelopment Authority (LRA)
  - May 9, 2006 - The Property was posted in the Federal Register, and was identified as surplus by the Department of Defense - Department of the Army
  - June 7, 2006 - The City of Dallas, as the LRA, posted a notice of availability for the property to state and local eligible parties, including homeless service providers
  - July 20, 2006 – The City of Dallas, as the LRA, hosted a workshop and tour to inform interested parties of the base redevelopment process, including guidelines on submitting Notices of Interest (NOI) proposals. 16 individuals participated in that tour (see Appendix A).



# Background and Process

- September 29, 2006 – NOI proposals were due by 5:00 p.m. A total of 5 proposals were received. This deadline was established pursuant to the guidelines set out in the BRAC Manual.
- NOI proposals from representatives of the homeless were to include:
  - A description of the homeless assistance program proposed
  - A description of the need for the program
  - A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the community
  - Information about the physical requirements necessary to carry out the program including a description of the buildings at the Property that are necessary to carry out the program
  - A description of the financial plan, the organization capacity of the representative of the homeless to carry out the program
  - An assessment of the time to start carrying out the program

# Background and Process

- Proposals from entities other than representatives of the homeless were to include:
  - The name of the entity and its specific interest in the property
  - A description of its planned use
  - Sponsorship by a Federal Agency for a no-cost public benefit conveyance
  - A description of financial resources to improve the property
- The LRA had 270 days from the NOI proposal due date of September 29, 2006 to finalize a comprehensive redevelopment plan (see page 22). During the 270 days:
  - NOI participants were to augment community support and needed sponsorship through a federal agency for a no-cost public benefit conveyance
  - The LRA provided additional tours for interested parties
  - The LRA held at least one public hearing and complete a comprehensive redevelopment plan to submit to HUD and the Department of the Army by the deadline

# Background and Process

- April 25, 2007 – Council authorized a public hearing to be held on May 23, 2007, to receive citizens comments on the “Draft” copy of the redevelopment plan for the Property
- April 30, 2007 – Advertisement posted in the Dallas Morning News notifying the public of a public hearing to be held on May 23, 2007
- May 3, 2007 – Notice of public hearing was sent to property owners within 300 feet of the Property and to NOI participants
- May 7, 2007 – “Draft” copy of the redevelopment plan was made available for public viewing
- May 23, 2007 – Public Hearing was held to receive citizen comments for redevelopment of the Property. 9 speakers were present to express their position
  - Transcript of the public hearing is to be made part of the comprehensive redevelopment plan
- June 26, 2007 - Deadline to submit comprehensive redevelopment plan to HUD and the Department of the Army



# NOI proposals received

The following NOI proposals were received by September 29, 2006. Further contact was made to each participant in April 2006 requesting an update on community support received.

- **Central Dallas Community Development Corporation  
[501c(3) Non-Profit Corporation]**

Proposed Use: Plans to build “White Rock Cottages” consisting of fifty “Katrina Cottages” that would house fifty formerly homeless persons and a community center

- Correspondence withdrawing its NOI proposal due to opposition by Lake Highland residents was received
- Notice of withdrawal also stated in a Dallas Morning News story dated January 19, 2007 (see Appendix A)

# NOI proposals received

- **Dallas County Sheriff Department**

Proposed Use: Relocation of personnel and training sections being displaced by the Woodall Rogers extension project, basic training academy and in-service training for Sheriff's Department

- Written response indicates that no additional efforts were made regarding community outreach or support of its redevelopment plan
- No information provided in the NOI proposal on financing the redevelopment of the property as required by HUD as a part of the NOI
- Application made to the U.S. Department of Justice for a Public Benefit Conveyance but so far no response has been received

# NOI proposals received

- **Homeward Bound, Inc.: [501c(3) Non Profit Corporation]**

Proposed Use: To provide intake, screening, counseling, education and rehabilitation programs utilizing the large classroom style area in the facility

- Despite several attempts to get information regarding community outreach made or support for its redevelopment plan, this proposer has indicated it does not want to provide a written response. Verbally they indicate no community outreach had been made
- No information provided in the NOI proposal regarding federal agency sponsorship for a no-cost public benefit conveyance
- No information provided in the NOI proposal on financing the redevelopment of the property as required by HUD as a part of the NOI proposal
- No information provided in the NOI proposal on an assessment of the time it will take to carry out its program





# NOI proposals received

- **City of Dallas Park and Recreation Department**

Proposed use: Offices for various Park and Recreation staff including: Community Programming, Youth Services, Regional and District Operations and Maintenance, Park Reservations and various recreational, educational and training classes and community meetings

- Strong community support
- Community outreach demonstrated
  - Parks and Recreation briefed the Lake Highland Area Improvement Association of its proposal on January 22, 2007
- Sponsored by the U.S. Department of the Interior, National Park Service

# NOI proposals received

- **Lifenet Community Behavioral Healthcare  
[501c(3) Non-Profit Corporation]**

Proposed Use: Single Room Occupancy type housing for homeless individuals with clinical and vocational support services

- Written response indicates that no additional efforts were made regarding community outreach made or support of its redevelopment plan
- No information was provided in the NOI proposal regarding federal agency sponsorship for a no-cost public benefit conveyance
- No information was provided in the NOI proposal on financing the redevelopment of the property as required by HUD as a part of the NOI proposal

# Community Input

- Numerous letters and phone calls objecting to the use of the Property for a homeless facility
- Numerous letters and phone calls in support of the proposal from the Park and Recreation Department received
- Public comments made at the public hearing held on May 23, 2007:
  - demonstrated strong support of the Park and Recreation Department proposal
  - stated objections to a homeless facility; and
  - challenged the City to consider a better way to assist the homeless with the use of the Property
- All correspondence received on the redevelopment of the property will be made part of the comprehensive redevelopment plan to be submitted to HUD and the Army





# Recommendation

- Support the proposal received by the Park and Recreation Department
  - The proposed park uses will include:
    - Community programs space
    - Trail-head parking to serve adjacent park land
    - White Rock District Service Center
    - Centralized office space – reservations, regional headquarters, youth services, community program staff, etc.

# Comprehensive Redevelopment Plan

- Staff prepares the comprehensive redevelopment plan for the City in accordance with HUD guidelines, recommendations of the Department of Defense, Office of Economic Adjustment and information provided by NOI proposers
- The comprehensive redevelopment plan consists of:
  - Outreach to Homeless Assistance Providers throughout the City
  - Information about Homeless in the vicinity of the installation (to be provided by the Department of Environmental Health Services and NOI proposers)
  - Notices of Interests/Proposals
  - Legally Binding Agreement, if necessary (homeless providers only)
  - Balance between Economic Redevelopment, Other Development, and Homeless Assistance throughout the City
  - Public Comment Requirements
  - Public Benefit Transfer Outreach

# APPROVAL PROCESS:

- HUD shall complete a review of the comprehensive redevelopment plan no later than 60 days after its receipt. HUD will send written notice to both the Department of the Army and the LRA of its preliminary determination that the application meets or fails to meet all requirements
- Upon approval by HUD and the Department of the Army, the comprehensive redevelopment plan, together with any amendments or modifications resulting from said approval process, will be presented to City Council for consideration and final acceptance
- If the application fails to meet the requirements of HUD, HUD will send to the LRA a summary of the deficiencies in the application. The LRA will have up to 90 days to cure and resubmit a revised application. HUD shall, within 30 days of its receipt of the LRA's resubmission, send written notification to the Department of the Army and the LRA of its final determination
- If the LRA does not submit the revised redevelopment plan to HUD within the times provided, HUD may identify the property for use by a homeless provider, or allow the property to revert to the United States. The United States may donate the property or sell the property at an auction
- Upon receipt of a notice of approval, it is estimated that the property will be ready for transfer to the Park Department within 2 years, pending relocation of the existing U.S. Army Reserve operation

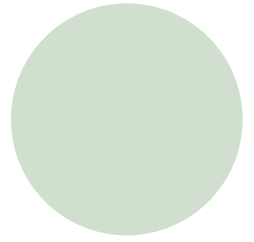
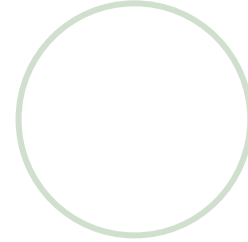
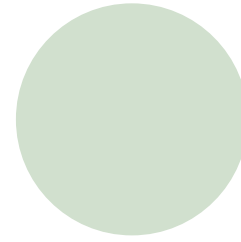
# Next Steps



- Staff will finalize the comprehensive redevelopment plan for submission to HUD and the Department of the Army prior to June 26, 2007
- Staff will brief Council as soon as HUD makes its determination
- If the Comprehensive Redevelopment plan is approved as submitted, the Property will be assigned to the Department of Interior, National Park Service for subsequent transfer to the Parks and Recreation Department. Possession of the Property probably will not occur earlier than 2009



# Questions



# Appendix A

## SIGN-IN SHEET

Thursday, July 20, 2006 - 2:00 p.m.  
Jules E. Muchert USARC - Open House  
10031 E. Northwest Highway, Dallas, Texas

NAME	COMPANY	PHONE	EMAIL
Dionne Davis	Catholic Charities Dallas	214-553-9909	DonneMrs.catholiccharitiesdallas.org
Dot Brown-LaSalle	Family Gateway, Inc.	214-823-2266	dlasalle@familygateway.org
Bill Mitchell	Community of Hope: Intervention Program	214-275-0546	sbmitchell@coha.org
JOE BROGDON	CATHOLIC CHARITIES DALLAS	214 520 6590	jbrogdon@central.catholiccharitiesdallas.org
LIAM MULVANEY	LIFENET COMMUNITY BEHAVIORAL HEALTHCARE	214 932-1932	lmulvaney@lifenettx.org
TRAVIS LIVINGSTON	LIFENET	214-932-1962	TLivingston@LIFENETTEXAS.org
DAVID DIER	LIFENET	214-932-1943	ddier@lifenettx.org
Karen Boudreau	City Dls	214-670-5219	
Marie Duncan	City Dls	214-670-4387	
Michael Hellmann	COD-PARKS	214-670-4103	michael.hellmann@dallascounty.org

# Appendix A

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Jules E. Muchert USARC - Open House  
10031 E. Northwest Highway, Dallas, Texas

NAME	COMPANY	PHONE	EMAIL
Latoya Jackson	City of Dallas <sup>EHS</sup> <sub>IGS</sub>	214.670.5417	latoya.jackson@ dallascityhall.com
Ron Cowart	City of Dallas <sup>EHS</sup>	214/670-1865	rcowart@mail.ci.dallas.tx.us
GAYLORD THOMAS	City of Dallas/EHS Member Bd. of Directors	214/671-8862 469-586-6861	gaylord.thomas@dallascityhall.com
Jessica Brown	Family Gateway	214 744-6506	jessica.brown@hshkw.com
Damon Rosenaur	Self	214-695-7585	dentrman R@comcast.net

# Appendix A

## SIGN-IN SHEET

Thursday, July 20, 2006 - 2:00 p.m  
Jules E. Muchert USARC - Open House  
10031 E. Northwest Highway, Dallas, Texas

NAME	COMPANY	PHONE	EMAIL
Dan Savage	Dallas County	214-653-7650 (w) 214-507-9139 (c)	dsavage@ dallascounty.org



# Appendix B

**The Dallas Morning News**

## Nonprofit ends bid for homeless housing

**Lake Highlands: Group faced opposition from residents, councilman**

By WENDY HUNDLEY  
Staff Writer

A Dallas nonprofit organization has decided to withdraw its proposal for a housing complex for the homeless that has drawn opposition from Lake Highlands residents.

The announcement was made this week by Central Dallas Community Development Corp., which had been one of five applicants for the Jules E. Muchert Army Reserve Center, which is expected to be vacated by 2009.

"We still believe the location would have been ideal for the White Rock Cottages projects and is the best site available in the Lake Highlands area," John Greenan, executive director of the development corporation, said in a prepared statement.

The organization withdrew its application at the request of Dallas City Council member Bill Blaydes, who represents District 10, where the Army Reserve Center is located.

"I told them from day one it would be the toughest zoning case they ever had and I would not support it," said Mr. Blaydes, who announced Thursday that he would not be seeking re-election.

The development corporation, which is the affordable housing arm of Central Dallas Ministries, had proposed replacing the buildings on the site with a community center and 25 to 50 rental cottages that would provide permanent housing for homeless people.

It was one of two nonprofit organizations that had proposed using the center to serve the homeless.

Lifenet Community Behavioral Healthcare wants to convert the facility into single-occupancy units for homeless people and to provide them with clinical and vocational services.

"We're going forward with our application," said Traswell Livingston III, Lifenet's housing director.

The city of Dallas is coordinating redevelopment proposals for the 5.2-acre site on Northwest Highway, but the final decision rests with the federal government.

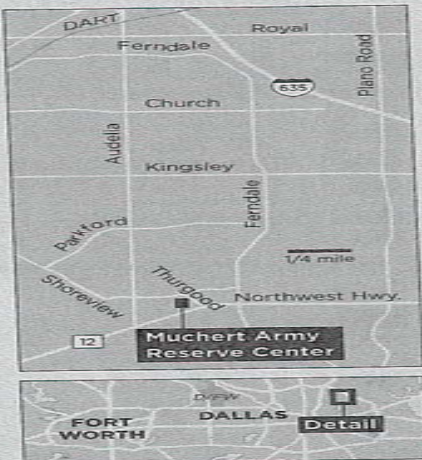
The other remaining applicants are the Dallas County Sheriff's Department, the Dallas Park and Recreation Department, and Homeward Bound Inc., which provides rehabilitation programs for people with drug and alcohol addictions.

The community development corporation plans to continue working with city officials to find sites throughout the city to build permanent housing facilities for homeless people.

"We hope they find a facility for their needs," said Robin Moss Norcross, a member of the Lake Highlands Area Improvement Association, which is coordinating a petition drive to support the park department's use of the Army Reserve Center facility.

Ms. Norcross has said that the site would not be an appropriate place to serve the homeless and that the area already has an abundance of low-income apartment complexes.

E-mail [whundley@dallasnews.com](mailto:whundley@dallasnews.com)



JAMES A. BLACK/Staff Artist

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