Memorandum

DATE June 12, 2009

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Voncie Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT Bexar Street Redevelopment Corridor Update

On Monday, June 15, 2009, you will be briefed on Bexar Street Redevelopment Corridor Update. A copy of the briefing is attached.

Please let me know if you have any questions.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
   Mary K. Suhm, City Manager
   Deborah Watkins, City Secretary
   Tom P. Perkins, Jr., City Attorney
   Craig Kinton, City Auditor
   C. Victor Lander, Judiciary
   Ryan S. Evans, First Assistant City Manager
   Forest Turner, Interim Assistant City Manager
   Ramon Miguez, P.E., Assistant City Manager
   Jill A. Jordan, P.E., Assistant City Manager
   Dave Cook, Chief Financial Officer
   Jerry Killingsworth, Housing Director
   Jeanne Chipperfield, Director, Budget and Management Services
   Helena Stevens-Thompson, Assistant to the City Manager

"Dallas, The City That Works: Diverse, Vibrant and Progressive."
Bexar Street Redevelopment Corridor Update

A Briefing to the Housing Committee

Housing Department
June 15, 2009
The purpose of this briefing is to provide an update on redevelopment of the Bexar Street corridor.
Background

• The redevelopment of the Bexar Street corridor is being implemented under the Housing Department’s Neighborhood Investment Program NIP (NIP)

• The project is located within the South Dallas Ideal / Rochester Park NIP target area
Background Con’t.

Redevelopment Phases

Phase I - Brigham to CF Hawn Freeway

Phase II - CF Hawn Freeway to Trinity Park (dead end)

Phase III - Brigham to Hatcher
Bexar Street Phase I

Redevelopment Strategy

• Comprehensive community development approach, with emphasis on:
  Mixed use redevelopment of neighborhood commercial spine (Bexar Street)

• Stabilization of existing residential neighborhoods through targeted:
  Home repair
  Land banking/infill development
  Street/sidewalk/infrastructure improvements
  Code enforcement
  Quality of life initiatives

• Leveraging core/neighborhood assets and non-City investments
Infrastructure Improvements

- Clock Tower
- Community Art (Office of Cultural Affairs)
**Infrastructure Improvements**

**STATUS:** Street and streetscape improvements - 98% complete

- Street reconstruction (new water and waste water)
- Brick pavers
- Pedestrian lighting
- New landscaping
- Banners
- DART bus shelters (summer 2009)
The Townhomes at Bexar Street Village

- 29 total units proposed (for-sale/fee-simple)
- Price Point: Appx. $95,000
- Phase I complete – Spring 2009 (8 units)
  - 5 of 8 units sold
The Townhomes at Bexar Street Village

- Phase II – Construction start: Summer 2009 (7 units)
- Phase III & IV – Construction Start: Winter 2010 (14 units)
Building A

- Developer: Hai-Tak Enterprises (Hailu Ejigu)
- Building Size: 16,000 sq. ft.
- Mixed-use office/retail
- 9 rental units (2nd floor)
- Construction Start: Summer/Fall 2009
Building B

- Developer: Kaminski Holdings
- Building Size: Appx. 15,000 sq. ft.
- Mixed-use office/retail
- 7-9 rental units (2nd floor)
- Construction Start: Summer/Fall 2009
Building C

- Developer: (In Negotiation)
- Building Size: Appx. 7,000 sq. ft.
- Police Substation/Community Office
- Construction Start: TBD
Building D

- Developer: Kaminski Holdings
- Building Size: Appx. 8,000 sq. ft.
- Mixed-use office/retail
- Construction Start: Fall / Winter 2009
Building E

- Developer: (In Negotiation)
- Building Size: Appx. 4,000 sq. ft.
- Mixed-use retail / residential
- Construction Start: TBD

Conceptual Elevation
Building F

- Owner: TC Grocery
- Neighborhood Grocery
- Façade and building improvements under negotiation
- Renovation Start: Summer / Fall 2009
Neighborhood Street/Public Infrastructure Improvements

- East side of Bexar (Ideal neighborhood)
- Targeted water/waste water and street resurfacing
- Status: Under construction
Neighborhood Street/Public Infrastructure Improvements

- West side of Bexar (Ideal neighborhood)
- Targeted water/waste water and street resurfacing
- **Status**: Proposed for FY 09-10
Senior Housing

- Design Concept: Clustered senior housing
- Land acquisition for combined lot development underway
- Developer: TBD

Senior Housing Cluster Prototype
Land Banking  CT 39.02 & 115.00 pt.

- 94 lots owned by Land bank
- 39 sold or pending sale
- 55 available (to be sold)
City redevelopment approach generally follows concept of DiMambro Masterplan, prepared by the DHA in 2005

Key Elements by the City of Dallas include:
- Mixed Use Infill, New Development and Rehabilitation along Bexar
- Street/Infrastructure Improvements
- Streetscape & Pedestrian Amenities (Along Bexar, between Doris & Rochester)
- Stabilization of residential neighborhoods
Bexar Street Phase II Con’t.

- Community Art (Office of Cultural Affairs)
- **Employment/Job-Vocational Training Center** (DHA, HIS Bridgebuilders, Operation Oasis)

**Status:**

- Infrastructure improvements to commence Winter 2009/2010
- Dallas Housing Authority Rhoades Terrace/Turner Courts:
  - Demolition underway
  - Construction start TBD, pending approval of federal Stimulus funding and tax credits
Bexar Street Phase II Cont.

- Status:
  - Rezoning and land acquisition underway to facilitate Employment /Job-Vocational Training Center
Next Steps

- **City Council Action:**
  - Expansion of Bexar I PD 730: June 24, 2009
  - Approved by Plan Commission: May 2009

- **Plan Commission Action:**
  - Rezoning of Bexar II to allow for:
    - Single-family development in Rochester Park neighborhood on existing vacant lots (Habitat for Humanity) currently zoned commercial
    - Development of employment center campus
  - Plan Commission Action: August 2009 est.
  - City Council Action: September 2009 est.
Next Steps Con’t.

• **Plan Commission/City Council Action:**
  – Reduction of visibility triangle to permit regulation-height, decorative front yard fencing
  – Timetable: TBD

• **Bexar Celebration / Public Arts Installation**
  – Fall / Winter 2009 est.
VIRTUAL TOUR

The Townhomes at Bexar Street Village