Neighborhood Investment Program

Bexar Street Redevelopment Corridor

A Briefing To

Economic Development & Housing Committee

Housing Department

September 5, 2006
PURPOSE

To provide an overview of and update on the Neighborhood Investment Program (NIP) Bexar Street Redevelopment Corridor Plan
OVERVIEW – Project Area Boundary

Located within NIP Census Tracts 39.02 & part of 115.00

- Phase I: Bexar Street, between Brigham & CF Hawn Freeway
- Phase II: Bexar Street, between CF Hawn Freeway and the Great Trinity Park
- Phase III: Bexar Street, between Brigham and Myrtle
OVERVIEW – Current & Proposed Development Activity

The Big Picture

TXDOT - NTTA - City of Dallas

Trinity Parkway Ingress/Egress Enhancements

- To be implemented jointly by the Texas Department of Transportation, the North Texas Tollway Authority, and the City of Dallas
- Parkway to be constructed with all lanes on the inside of the levee closest to downtown and connect to CF Freeway @ Bexar Street
- Ingress/egress ramp enhancements to be made at Bexar Street exit
- Construction estimated to start in 2008, with completion by 2013.
OVERVIEW – Current & Proposed Development Activity

Dallas Housing Authority

Rhoads Terrace/
Turner Courts

- 684 total public housing units to be demolished
  - Existing = Turner Courts @ 292; Rhoads Terrace @ 392
- Proposed New Replacement Unit Mix:
  - Turner Courts – Appx. 373 new public housing units (senior, apartments and TH’s)
  - Rhoads Terrace – Over 200 new market-rate single-family units
OVERVIEW – Current & Proposed Development Activity

- Two prior HOPE VI funding applications were not approved by HUD; DHA has identified an alternate source of project funding

- Project currently in planning stage; Construction activity estimated FY 07-08
OVERVIEW – Current & Proposed Development Activity

City of Dallas

Land Bank

- Census Tracts 39.02 & 115.00 pt.
- 182 total lots referred for foreclosure
  - Of the 182 lots:
    - 133 have lawsuits filed
    - 6 have been acquired by Land Bank for resale
OVERVIEW – Current & Proposed Development Activity

Habitat for Humanity

Infill Development

• Rochester Park neighborhood
• 28 total infill units proposed
  - 6 units currently under construction
  - Total build-out (completion) expected by Summer 2007
  - Sales price = $70,000-$80,000
OVERVIEW – Current & Proposed Development Activity

City of Dallas

Great Trinity Forest - Rochester Neighborhood Park Gateway

- Park portal/gateway to enhance the relationship of the Rochester Park Neighborhood to the adjacent Rochester Park and Great Trinity Forest
- Funding: $470,000
- Project Scope: Pavilion, benches, information kiosk, fishing pier, trash receptacles
- Funding Source: 1998 Bond Program / United States Army Corps of Engineers
- Project Timeline: Design - 2007; Construction - 2008
**OVERVIEW – Current & Proposed Development Activity**

**City of Dallas**

**Great Trinity Forest - Buckeye Trail**

- Nature trails which begin at Rochester Park levee into Rochester Park and Great Trinity Forest
- Funding: $142,495
- Project Scope: Trail enhancements & ADA modifications
- Funding Source: 1998 Bond Program / Texas Parks and Wildlife Grant
- Project Timeline: Design complete; Construction estimated Late 2006 - 2007
OVERVIEW – Current & Proposed Development Activity

DART

Public Transit Enhancements

• Implementation of enhanced bus shelters for the Bexar Street Corridor under consideration by DART
OVERVIEW – Bexar Street / Phase I

Existing Conditions
Bexar Street / Phase I
Concept Plan

Mixed Use commercial/retail/residential along Bexar. Residential Infill w/in neighborhood interior

Building A
- Appx. 4,000 sq. ft. ground level office/retail
- 5 residential units (2nd floor)
- Developer Identified

Building B
- Appx. 6,700 sq. ft. ground level office/retail
- 7 residential units (2nd floor)
- Negotiation / Potential Developer

Townhomes
- 31 units
- Developer Identified

Bexar Street Theatre
- Planning Underway

Building C
- Appx. 7,200 sq. ft. office/retail; two-stories
- Negotiation / Potential Developer
Design Concept: Mixed use Building

Before

After
Design Concept: Townhouse Development
OVERVIEW - Bexar Street / Phase I

Funding Commitments

$2.3 M - CDBG
Infrastructure Improvements (Street, wastewater, utilities, pedestrian amenities)

$614,837 - Residential Development Lot Acquisition Program
Lot acquisition, demolition, construction participation (residential)

$942,921 - CDBG
Lot acquisition, demolition, construction participation (office/commercial)

$323,686 - Housing Finance Corporation
Lot acquisition, demolition (green spaces / residential)

$1.0 M - CHDO
CHDO Development Loan

Total $5.25 M
OVERVIEW - Bexar Street / Phase I

Project Timeline

September 2006
• Community Meeting (Project Update)
• Council Action: Building A - Architectural/Engineering, Construction participation loan agreement

October 2006
• Planning Commission Recommendation/Action: Planned Development (PD) modifications

November 2006
• Council Action: Planned Development (PD) modifications
• Council Action: Construction Award-Paving Contract
• Property Demolitions

December 2006
• Community Event

January 2007
• Construction Start: Street Improvements (1/07-1/08)
• Construction Start: Townhome Units

February 2007
• Construction Start: Building A
OVERVIEW – Bexar Street / Phase II

Existing Conditions
Bexar Street / Phase II Concept Plan

TURNER COURTS / RHOADS TERRACE REDEVELOPMENT PLAN 3. STRATEGY: a. urban design intentions

NEIGHBORHOOD STRATEGY

- 8 SUB-NEIGHBORHOODS:
  - Bethurum Avenue (1), Silkwood Street (4) and Choice Street (7) existing sub-neighborhoods are CONSOLIDATED
  - Turner Courts (8) and Rhoads Terrace (3) are REDEVELOPED with residential uses
  - Easley street (5) is redeveloped as an EMPLOYMENT CENTER with two commercial nodes
  - Thompson School (2) undergoes EXPANSION
  - Municipal Services facility (6) to define its site by stronger edges and traffic re-organization

- BUFFER ZONES with safety barriers and/or sound walls along highway and railroad corridor

- 3 neighborhood GATEWAYS

- LEVEE made more ACCESSIBLE, and integrated with RECREATIONAL ACTIVITIES of Rochester Park
OVERVIEW - Bexar Street / Phase II

Funding Commitments

- **$3.6 M** - 2003 Bond Program
  Infrastructure Improvements (CF Hawn Freeway-Rochester)

- **$3.8 M** - 2006 Bond Program (Proposed)
  Infrastructure Improvements (Rochester - Trinity Park)

- **$75,000** - CHDO
  CHDO Acquisition Loan

Total: **$7.47 M**
OVERVIEW - Bexar Street / Phase II

Project Timeline

September 2006
• Council Action: Bexar Street Phase II Masterplan contract extension

January-February 2007
• Community meeting (project design)

May 2007
• Design Complete: Paving/Street Improvements (7/06 - 5/07)

October 2007
• Est. Construction Start: Paving/Street Improvements
OVERVIEW – Bexar Street / Phase III

Proposed Improvements/Project Scope
• Street Improvements/Widening

Project Funding
• $1.6M - 2006 Bond Program (Proposed)

Project Timeline
• To be determined
APPENDICES

Appendix I: Project Stakeholders
Appendix II: Community Participation
Appendix I: Project Stakeholders

- Bexar Street Community Focus Team
- Bexar Street Music Productions
- Central Dallas Ministries
- City of Dallas
- Community Prosecution Program (City of Dallas)
- CT 39.02 / 115.00 Community & Business Stakeholders
- Dallas Housing Authority
- DART
- East Dallas Community Organization
- GroundWorks
- H.I.S. Bridge Builders
- H.S. Thompson Elementary School
- Ideal Neighborhood Association
- Neighborhood Faith-Based Organizations
Appendix II: Community Participation
## Community Participation
**NIP Target Area CT 39.02 / 115.00 pt.**

<table>
<thead>
<tr>
<th>Event Date</th>
<th>Location</th>
<th>Community Meeting</th>
<th>Neigh. Tour</th>
<th>Community Fair</th>
<th>Community Clean-up</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/26/2003</td>
<td>T. R. Hoover Community Center</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>02/03/04</td>
<td>South Dallas Café (Councilman Chaney/Stakeholder breakfast)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2/24/2004</td>
<td>Ideal Neighborhood (Dallas Faith Based Community Coalition)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>4/29/2004</td>
<td>Mt. Moriah Baptist Church</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>6/10/2004</td>
<td>Bexar Street Neighborhood (TR Hoover, Code, Police, Animal Control)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8/19/2004</td>
<td>Turner Courts Community Center</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>11/16/2004</td>
<td>Rhodes Terrace Community Center</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2/15/2005</td>
<td>Bexar Street (Bexar Street Police Storefront)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>2/22/2005</td>
<td>H.S. Thompson Elementary School</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>03/08/05</td>
<td>Rhodes Terrace Community Center (Bexar Street Task Force Group)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>04/07/06</td>
<td>Rhodes Terrace (Bexar Street Task Force Group)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>06/18/05 &amp; 07/16/05</td>
<td>Bonton Community (H.I.S. Bridge Builders)</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>6/21/2005</td>
<td>South Dallas/Fair Park &amp; Bexar Street Communities (South Dallas Action Team)</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

29
<table>
<thead>
<tr>
<th>Event Date</th>
<th>Location</th>
<th>Community Meeting</th>
<th>Neigh. Tours</th>
<th>Community Fair</th>
<th>Community Clean-up</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/18/05 &amp; 07/16/06</td>
<td>Bonton Community (H. I. S. Bridge Builders)</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>11/3/2005</td>
<td>H.S. Thompson Learning Center</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2/13/2006</td>
<td>Turner Courts</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>03/17/06</td>
<td>Lincoln &amp; James Madison High Schools, Turner Courts &amp; Rhodes Terrace Community Centers &lt;OUTREACH: ExxonMobil Green Team&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>04/12/06</td>
<td>Body of Christ Assembly Church (Bexar Street Task Force Group)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>04/15/06</td>
<td>Rhodes Terrace and Turner Courts &lt;OUTREACH: Arbor Day @ City Hall&gt;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4/25/2006</td>
<td>South Dallas/Fair Park &amp; Bexar Street Communities (South Dallas Action Team)</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>5/6/2006</td>
<td>New Life Christian Fellowship Church (Community Court)</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>8/24/2006</td>
<td>Body of Christ Assembly Church (Bexar Street Task Force Group)</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>