Memorandum

DATE          October 31, 2008

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      Spring Avenue Redevelopment

On Monday, November 3, 2008, you will be briefed on Spring Avenue Redevelopment. A copy of the briefing is attached.

Please let me know if you have any questions.

\[Signature\]

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
Judge 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, Budget Director, Office of Financial Services
Helena Stevens-Thompson, Assistant to the City Manager

"Dallas, The City That Works: Diverse, Vibrant and Progressive."
Spring Avenue Redevelopment

A Briefing to the Housing Committee

Housing Department

November 3, 2008
The purpose of this briefing is to provide an update on the Spring Avenue redevelopment initiative.
Background

Spring Avenue is located within the South Dallas-Jubilee/Frazier Courts Neighborhood Investment Program (NIP) target area (CT 25.00, 27.01, 27.02)
SPRING AVENUE REDEVELOPMENT

Existing Conditions

- Spring Avenue contains a mix of commercial and residential uses
- The 4700-4900 blk consists of a variety of older, dilapidated vacant and commercial structures
- The City of Dallas is working in partnership with ICDC to acquire existing properties and redevelop the strip with neighborhood-serving commercial/retail uses
The redevelopment of Spring Avenue represents a key catalyst project within the greater Frazier Courts neighborhood.

Other catalyst projects include:

1. DHA Frazier Courts Public Housing Community
2. Frazier Courtyards Single-family Development
3. Carpenter’s Point (Frazier Berean Senior Housing)
4. Frazier-Scyene Mixed-Use Transit Oriented Development
5. Second Avenue Entertainment District
6. Jubilee, Dolphin Heights & Owenwood Neighborhood Improvements

[Note: See Appendix for details on other catalyst projects]
The redevelopment of Spring Avenue will complement Frazier Courtyards single-family homes, DHA Frazier Courts & other catalyst projects, and provide needed neighborhood serving commercial retail opportunities for local residents.
SPRING AVENUE REDEVELOPMENT

Project Scope

- 4700-4900 blocks of Spring & Brashear, 4700 block of Troy
- Public Infrastructure Improvements
- Property Acquisitions along Spring, Brashear, and Pacific Triangle
- New retail / commercial and residential infill development

Existing Conditions: 4700-4900 blocks of Spring Avenue
Project Status

- **Public Infrastructure Improvements**
  - $1.2M in Section 108 repayment and 2003 Bond funds committed for infrastructure and streetscape improvements w/ street design award estimated by January 2009

- **Property Acquisitions**
  - $500,000 in 2006 Bond funds awarded to Inner City Development Corporation (ICDC) for land acquisition to facilitate new retail / commercial and residential infill development *(Spring, Brashear, Troy & Pacific Triangle)*
    - *Current Status*: Offer letters on 55 parcels mailed to owners. Currently under negotiation, w/ 5 contracts executed
Project Status

- **Market Study**
  - Market study underway by Alvarez & Marsal, with completion by November 2008

- **Community Participation**
  - Community Stakeholders Team (DHA, ICDC, City of Dallas, DISD, formed to evaluate master planning & design alternatives and serve as a link to the greater Frazier Courts neighborhood

- **Master Plan**
  - Master plan underway by Michael Baker, Inc., with completion by December 2008
Proposed Spring Avenue Masterplan
APPENDIX

- DHA Frazier Courts Public Housing Community
- Frazier Single-family Development
- Carpenter’s Point (Frazier Berean Senior Housing)
- Frazier-Scyene Mixed-Use Transit Oriented Development
- Second Avenue Entertainment District
- Jubilee, Owenwood & Dolphin Heights Neighborhood Improvements
DHA Frazier Courts Public Housing Community

- $20.0 M HOPE VI funding awarded in 2003 for the redevelopment of the Frazier Courts public housing community
- 550 public housing units demolished to make way for:
  - 310 new units (68 market rate + 242 public housing)
    - Final completion est. Fall 2008
  - New Community center under construction w/ completion est. Summer 2009
  - Teen center under renovation w/; completion est. Nov. 2008
Frazier Courtyards

- Development Partnership: South Dallas/Fair Park Inner-City CDC (ICDC), Dallas Neighborhood Alliance for Habitat, and Townhaven Companies, LLC. DHA to contribute land (6.23 ac.) for development
- 53 new single-family homes proposed @ Spring Avenue & Troy St. (CT 27.01)
- Homes will be 950 – 1,275 sq. ft. in size; Price points: $77,500 - $90,000
- City of Dallas to provide $1.6M in funding assistance for infrastructure and lot acquisition costs
Carpenter’s Point
(Frazier-Berean Senior Housing)

- Developer: Carlton Group (Prentice Gary)
- 150 senior units proposed @ 4600 Block of Dolphin @ Mingo
- Tax Credit Project – 9% tax credits to be sought (Awards to be made by State in August/Sept. 2007)
- Developer: Carlton group (Prentice Gary)
- A/E work underway w/ construction start est. for Summer 2008
Frazier-Scyene Transit-Oriented Development

- DART Rail station proposed for the 4500 and 4600 blocks of Scyene (south side) with construction completion estimated for 2010
- Frazier Revitalization Inc. (FRI) is in the process of acquiring property on the north side of Scyene for the development of a mixed-use transit oriented development (TOD) project.
- City to provide a $750,000 loan to FRI to assist in acquisition/land assembly for mixed use development
Proposed Second Avenue Entertainment District

- Second Avenue, from Fitzhugh to Scyene
- Project scope to include Afrocentric-oriented entertainment services, retail and restaurants
- RFP for project planning and design underway
- $148,000 in HUD EDI funding awarded for project planning
- $149,000 in HUD EDI funds secured for project development
Under the City’s Neighborhood Investment Program, approximately $1.2M has been provided for public infrastructure and streetscape improvements.

Since the late 1990’s, Habitat has built nearly 50 homes within the Jubilee neighborhood and constructed two community buildings for the Jubilee Center (Jubilee Neighborhood Association).
In December 2007, T. Boone Pickens and Mayor Tom Leppert announced a $6M donation to the Jubilee Park community.

Funds will be used for neighborhood projects and improvements, and to construct a new community center/resource facility.
Owenwood Neighborhood
Under the Neighborhood Investment Program, approximately $400,000 has been expended on sidewalk, curb/gutter improvements and playground equipment infrastructure & landscaping for Parkview and Owenwood Parks

Dolphin Heights Neighborhoods
$1.2M is currently committed by PWT (pending City Council consideration) for street improvements to support neighborhood infill development
Greater Frazier Courts Neighborhood
Targeting Public Investments

Strategically targeted funding will be leveraged to facilitate catalyst projects within the greater Fair Park neighborhood. Funding for these projects has either been committed, pending City Council consideration/approval or expended.

<table>
<thead>
<tr>
<th>Catalyst Project</th>
<th>Funding Amount</th>
<th>Funding Source</th>
<th>Activity</th>
<th>Other</th>
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<td>Street, sidewalk and landscaping</td>
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<td>Owenwood Public Improvements</td>
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<td>Dolphin Heights Public Improvements</td>
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<td>$265,000</td>
<td>2003 Bond</td>
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## Greater Frazier Courts Neighborhood
### Targeting Public Investments

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<td>$ 650,000</td>
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<td>$ 500,000</td>
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<td>Frazier-Scyene TOD</td>
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<td>Second Avenue Entertainment</td>
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<td><strong>TOTAL</strong></td>
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