

Memorandum



DATE February 18, 2010

TO Honorable Members of the Quality of Life Committee: Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Bexar Street Corridor Quality of Life Initiative

On Monday, February 22, 2010, you will be briefed on the Bexar Street Corridor Quality of Life Initiative. The briefing material is attached for your review.

If you have questions or need additional information, please let me know.



Forest E. Turner
Assistant City Manager

cc: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge C. Victor Lander, Administrative Judge Municipal Court
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
David K. Cook, Chief Financial Officer
Frank Libro, Public Information Office
Helena Stevens-Thompson, Assistant to the City Manager

Bexar Street Corridor Quality of Life Initiative

Presented to the Quality of Life &
Government Services Committee
February 22, 2010



Purpose

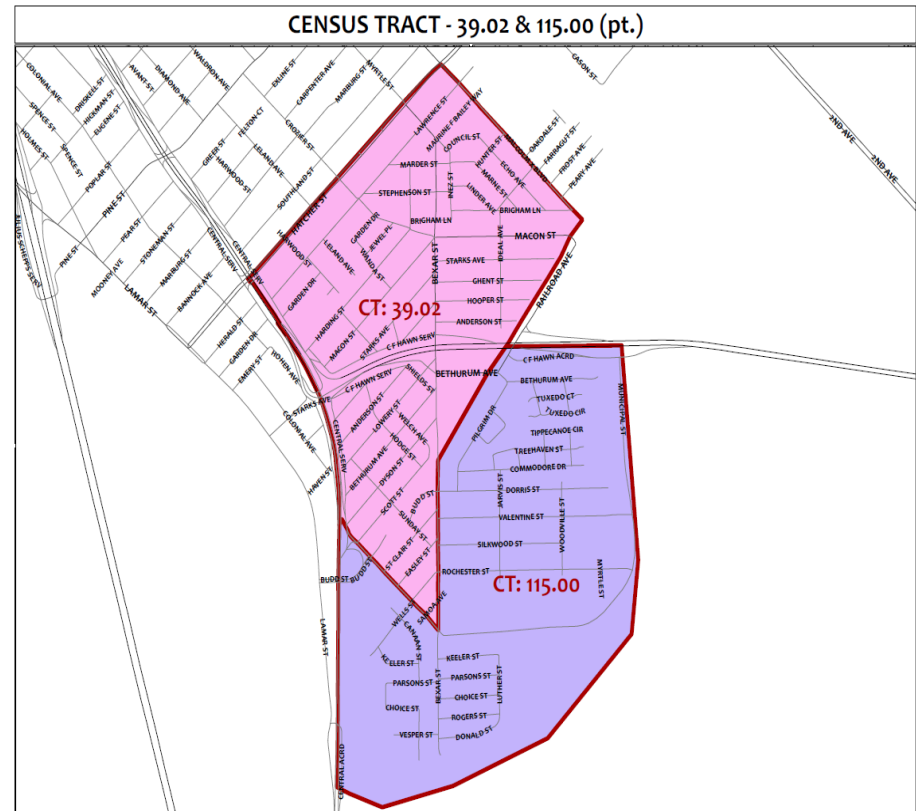
- To provide an overview on the City of Dallas' major investment in the Bexar Street Corridor and the planned Quality of Life Initiative that will help the sustainability of the project by addressing crime and blight concerns in the surrounding areas

Background

- The redevelopment of the Bexar Street corridor is being implemented under the Housing and Community Services Department's South Dallas Ideal / Rochester Park Neighborhood Investment Program (NIP) target area
- Redevelopment efforts include:
 - New infrastructure and pedestrian amenities, residential and mixed-use office/retail development along the commercial spine of Bexar Street; and
 - Land Banking (new infill housing development), home repairs, street improvements, and targeted code enforcement (Community Prosecution) within the residential neighborhoods (Ideal and Rochester Park)

Background Cont.

- Phase I includes the Ideal Neighborhood, generally located north of CF Hawn Freeway in CT 39.02
- Phase II includes the Rochester Park Neighborhood, generally located south of CF Hawn Freeway in Ct 115.00



Bexar Street Vision



Bexar Street Before



Bexar Street Before



Bexar Street Phase I Development Plan



Infrastructure Improvements

- **STATUS:** Street and streetscape improvements - 99% complete
 - Street reconstruction (new water and waste water)
 - Brick pavers
 - Pedestrian lighting
 - New landscaping
 - Banners
 - DART bus shelters



The Townhomes at Bexar Street Village



- 31 total units proposed (for-sale/fee-simple)
- Price Point: Appox. \$95,000
- Phase I complete – Spring 2009 (8 units)
- Phase II – Construction start: Spring 2010 (7 units)
- Phase III & IV – Construction Start: TBD (16 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: Winter/Spring 2010



Building B



- Developer: Kaminski Holdings
- Building Size: Appx. 15,000 sq. ft.
- Mixed-use office/retail
- 7-9 rental units (2nd floor)
- Construction Start: Winter/ Spring 2010



Building C

- Developer: (In Negotiation)
- Building Size: Appox. 7,000 sq. ft.
- Bexar Street Police Satellite Station
- Construction Start: TBD



Building D



- Developer: Kaminski Holdings
- Building Size: Approx. 8,000 sq. ft.
- Mixed-use office/retail
- Construction Start: TBD



Building E

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



Building F



- Owner: TC Grocery
- Neighborhood Grocery
- Façade and building improvements under negotiation
- Renovation Start: Winter 2010



Senior Housing

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



Senior Housing Cluster Prototype



Land Banking (For Census Tracts 39.02 & 115.00)



- 94 lots owned by Land bank
- 39 sold or pending sale
- 55 available (to be sold)

Bexar Street Phase I Funding

- To date, the City has committed approximately \$10.8 Million to the redevelopment of the Bexar Street Corridor Phase I
- Source of Funds
 - CDBG
 - HOME
 - Bonds
 - HFC

This sizable investment
makes it critically important
that multiple City
Departments coordinate to
aid in the sustainability of
this area

A Holistic Approach

- While the Housing and Community Services Department serves as Project Coordinator for the redevelopment of the Bexar Street Corridor and NIP, numerous City Departments collaborate to implement specific projects and initiatives
- Dallas Police Department and Code Compliance in particular play a critical role in the area surrounding the Bexar Street Corridor

Identifying and Addressing the Challenges of the Target Area

- The area of South Dallas that surrounds Bexar Street has high crime and blight that can threaten the long-term sustainability of this development project
- The South Dallas/Fair Park Quality of Life Initiative is currently in progress
 - Phase I – Grand/MLK/Pennsylvania corridors from Malcom X to Robert B. Cullum
 - Phase II – Grand/MLK/Pennsylvania corridors from Malcolm X to Lamar
- The plan is to create an additional phase to this project that will serve an area near the Bexar Street Corridor

Quality of Life Initiative

- The Quality of Life Initiative will involve concentrated service delivery to the target area by Police and Code Compliance
- Additionally, a *Quality of Life Survey* will be distributed to all residents of the area to gauge their key concerns and priorities for the area
- Feedback is will be used to help tailor the services to the needs and wants of the community

Quality of Life Initiative

- With Phase II of the Initiative in progress, the anticipated start date for Phase III, which serves the Bexar Street area will be in late Summer 2010
- The anticipated start date should prove beneficial because it coincides with the next wave of construction in the corridor
- The increased police presence in the area should help mitigate any theft from the constructions sites

Phase III of Quality of Life Initiative

Boundaries Identified

- The boundaries for the initiative:
 - Lawrence St
 - Myrtle/Bexar St
 - CF Hawk (175)
 - S.M. Wright (175)



Staff is not waiting for the
Summer start date of the
Initiative to start their critical
work in the proposed target
area

Dallas Police Department

- Since January 2010, DPD has initiated extensive work on Garden Drive to address the sale of narcotics on that street and adjacent streets
- DPD has also engaged neighborhood property owners to fill out criminal trespass affidavits to make it easier for officers to remove people loitering on private property



Code Compliance



- Code Compliance also performed extensive work on Garden Drive to address various Code issues in January 2010
 - Secured 3 Open and Vacant structures on the street
 - Performed Heavy Cleans on 3 vacant lots
 - Placed fencing behind vacant properties to help lessen the amount of pedestrian traffic

Police and Code Collaboration

- DPD and Code coordinated the installation of the VPS closure materials on locations that harbor criminal activity
- Additionally, DPD and Code are coordinating the placement of “Red Tags” on applicable properties to facilitate removal people loitering on substandard property



The Further Inter-Departmental Collaboration

- Other departments are also assisting Police and Code in the effort
- The following are examples of interdepartmental collaborative efforts that will take place in the target area
 - Coordination between Housing and Code to assist the City's Community Housing Development Organizations (CHDO) in providing infill housing in the surrounding areas
 - Utilizing the Service Area Coordinator to promote the formation of more formal neighborhood associations and increased participation by other key stakeholders in the neighborhood
 - Working with the South Dallas Community Prosecutor to help facilitate voluntary compliance from Code violators and to enter into civil litigation when necessary

Next Steps

- Continue enforcement and abatement activities in area until Phase III of the initiative begins
- Use the ramp up time to Phase III of the initiative to determine if there needs to be any changes in the scope of the proposed project