

“The Cedars”

Our Approach



Challenges

Social Issues

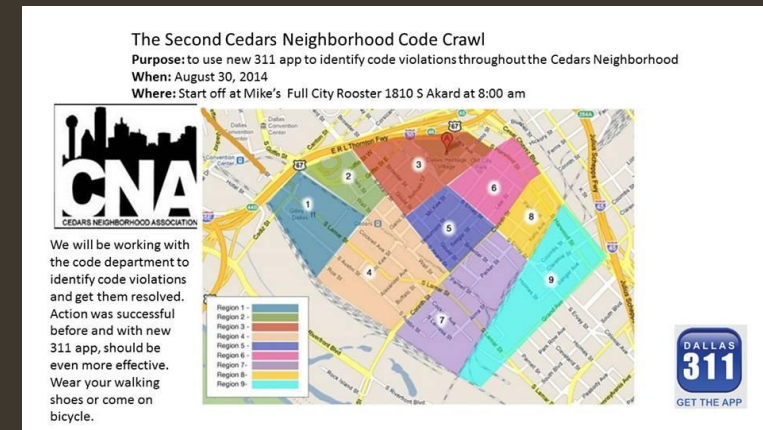
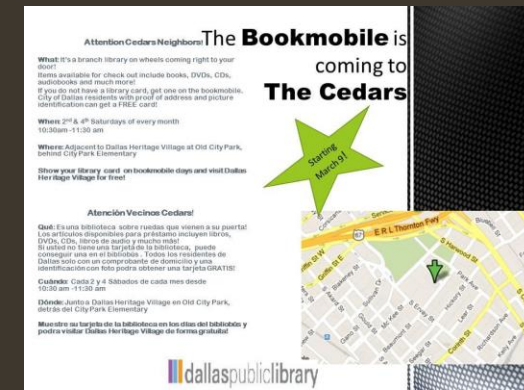
- Crime
 - Repeat offenders
 - Unequal enforcement
- Homeless
 - Concentration of social services
 - Un-enforced quality of life Ordinances
- Poverty
 - Concentrated group of low-income, substandard housing

Structural/Bureaucratic issues

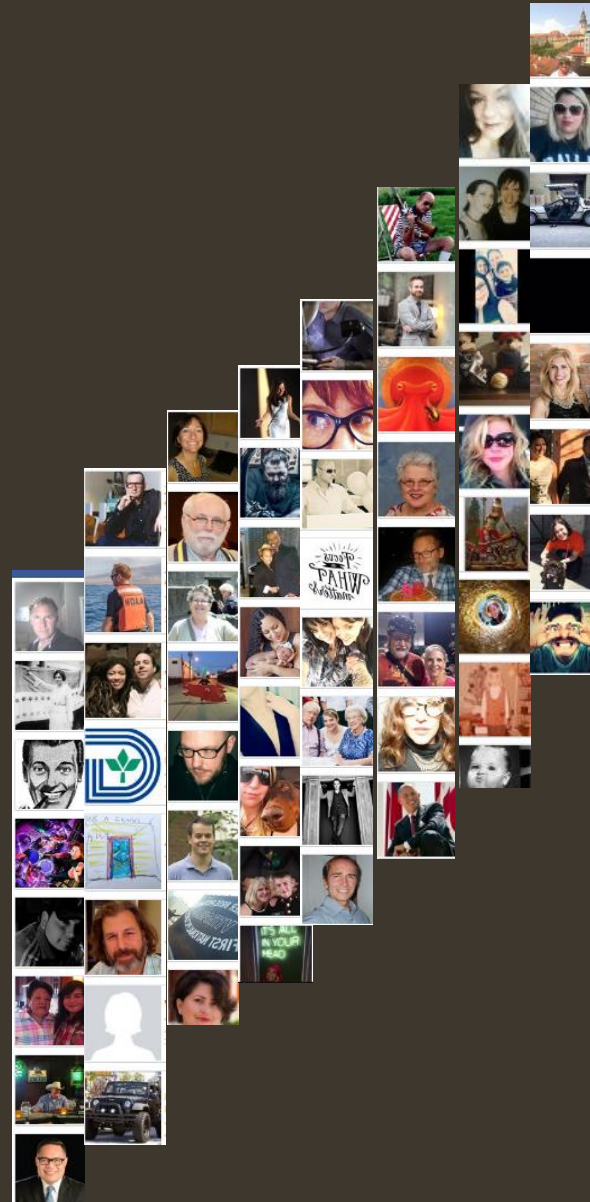
- Lack of Code enforcement
 - Substandard buildings
 - Non-conforming uses
 - Vacant lots
- Crumbling infrastructure
- Neglect by city officials
- Lack of density
- Lack of cohesive voting bloc
- Weak/ineffective Neighborhood groups
- Multiple administrative blocks
 - 4 police beats, spread over 2 different divisions
 - TIF boundaries
 - Neighborhood Boundaries
 - 2 Council districts
 - 2 Code districts

What are our Assets

- People, People, People
- Build on Relationships – Neighbors, Council, DPD, Code, Community Courts, Area developers & local businesses
 - Outreach to bring diverse groups together (i.e Holiday events, bi-directional learning, political involvement)
- Sweat Equity – Home owners
- Land
- Diverse population, with diverse skill sets
- Cedars Neighborhood Association
- Zoning
- Social Media Savvy



- Ability to access resources needed for community projects
- Motivated community/manpower
- Facebook, Twitter, email
 - Yearly community surveys
- Encourage participation at City Level, not just neighborhood
 - TIF Board
 - TOD TIF Board
 - Crime Watch Executive Board
 - Community Development Commission
 - Dallas Commission on Homelessness
 - DART Consumer Panel
 - DDI
 - Civil Service Board (adjunct)
 - Citizen Emergency Response Training (CERT)
 - Citizens Community Prosecution Academy
- Existing Institutions
 - Dallas Heritage Village
- Strong zoning PD
- City secretary (ordinance lookup)
- City attorney (codes, PD)

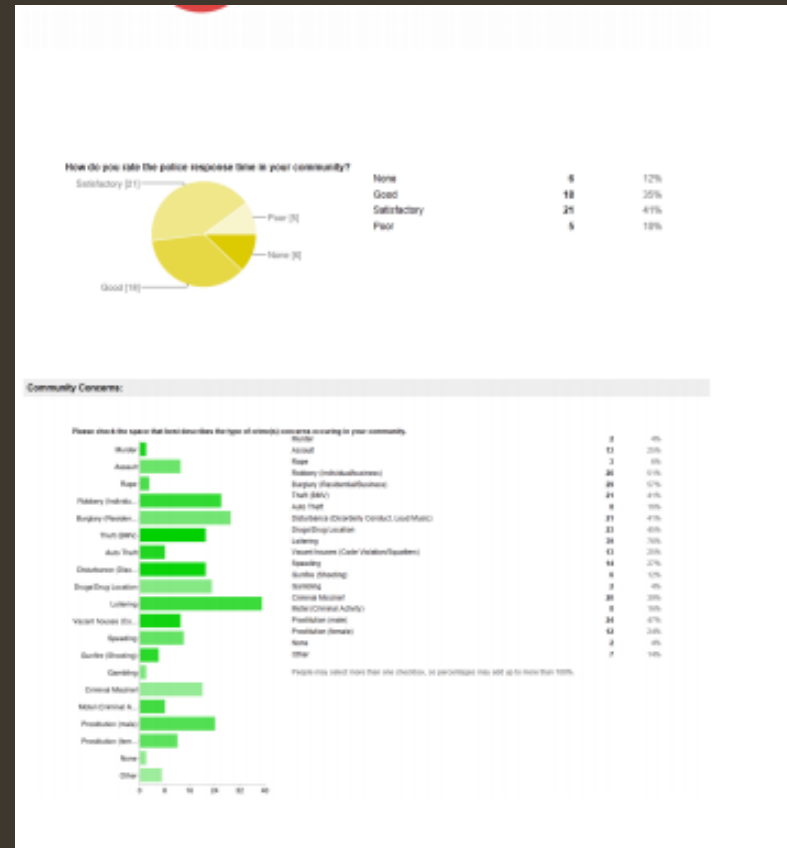
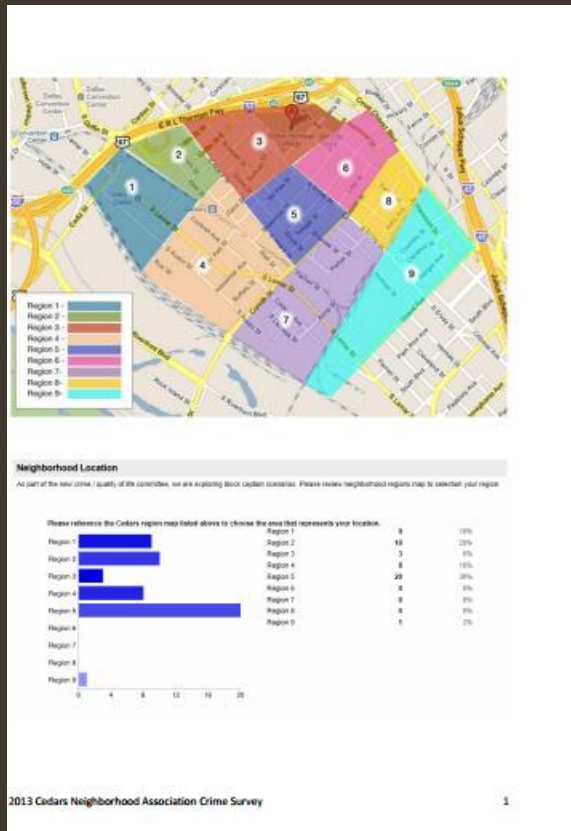


Resources

People, People, People



Sample pages, annual Cedars Survey



Resources *continued*

- <http://dallascityhall.com/Pages/default.aspx>
- <https://developdallas.dallascityhall.com/>
- www.dallaspolice.net
- <http://www.dallaspolice.net/reports/Shared%20Documents/openrecordsrequestform.pdf>
- <http://www3.dallascityhall.com/publicdata/>
- <https://www.dallasopendata.com/>
- [Department of Code Compliance](#)
- www.dallasbond.com
- [Dallas 311 app](#)
- [GrowSouth](#)
- [Downtown Dallas 360](#)
- [TIF reports](#)

- Goals and Vision for Community Set

- Cedars Neighborhood Association

- Quality of Life Committee

- Clean up projects/Code Crawls
 - Working with DPD
 - Code Compliance

- Affordable Housing Charter

- Housing vision/developers

- Liaison to City Hall

- City Planning Commission
 - City Building inspection
 - Non-conforming uses (Day labor, motels, shelters)
 - City Council office

- Strategic alliances with other community groups

- CBD Neighborhood Coalition

- Works closely with developers, requests for zoning changes

- Actively work, through social media, Press Releases, mainstream media to change and rebrand community



Process

The purpose of the Cedars Neighborhood Association is to improve the quality of life in the Cedars as it moves from a once-challenged neighborhood to a vibrant urban community.

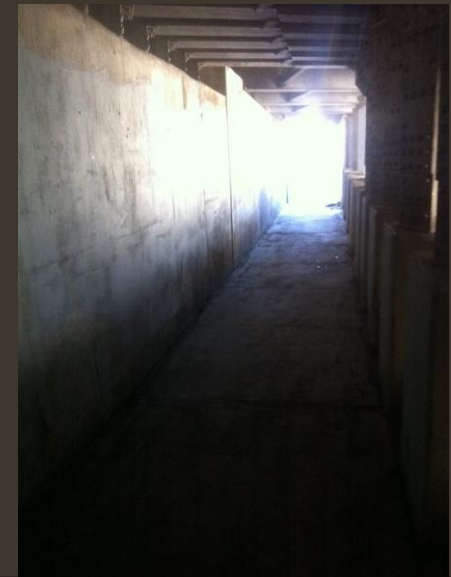


Process-continual

- Review Every council agenda item that concerns neighborhood specifically
 - Adjacent areas
 - Contact partners when concerns overlap
 - Discuss with community and develop response
 - Contact Council office
- Review policy changes
 - Study impact on community
 - Communicate with relevant committee, commission or council office
- Increase visibility
 - Designated speakers at commission/board/council meeting
- Respond to every request for zoning change
 - Association vote
 - Support/opposition letters

Results

- Increased Walkability
 - Creation of small, private parks
 - Raised tree canopy to make sidewalks safer, clearer
 - Cleared and painted underpasses
- Increased police presence
 - Effective NPO program
- Cleaner, safer neighborhood
- Created an atmosphere where people want to develop
- Economic growth – Property values grown from \$105m to \$382m
- Encouraged Mixed housing options
 - Affordable
 - Town Homes
 - Apartments
 - Hotel rooms



GrowSouth Report Card

Measure	2011	2015	Change 2011-15	
Measure of Commitment				
Population: Are people staying or leaving the community?	5,606	6,487	+881	
Households: Are new households moving into the community?	2,688	3,222	+534	
Percentage of School Age Children: Do families with children live in the community?	5.9%	3.9%	-2.0%	
Local Public School Enrollment: Are parents enrolling their children in local public schools?	537	579	+42	
Residential Investment: Are residents and property owners investing in the community?	\$2.60M	\$41.56M	+\$38.96M	
Core Investment Area Real Property Values: Is the focus areas' signature development increasing in value?	\$7.48M	\$9.26M	+\$1.78M	
Focus Area Real Property Values: Are properties appreciating in value across the focus area?	\$611.15M	\$869.07M	+\$257.92M	
Measures of Resilience				
Percentage of Residents with a Bachelor Degree or Higher: Is the work force able to take advantage of new and better employment opportunities?	38.4%	36.0%	-2.4%	
Public High School Graduation Rate: Are high schools graduating local children?	83.8%	89.7%	+5.9%	
Per Capita Income: Are area residents earning enough to sustain local businesses?	\$30,933	\$35,398	+\$4,465	
Registered Neighborhood Organizations Per 1,000 Residents: Are local citizens making sure their voices are heard at City Hall?	2.32	2.16	-0.16	
Single-Family Home Sale Prices: Is there growing demand for housing in the community?	\$193,950	\$350,335	+\$156,385	
Measures of Amenities				
Property Crimes per 1,000 Residents: Is personal property safe?	151.09	102.67	-48.42	
Violent Crimes per 1,000 Residents: Are people safe in their homes and out in the neighborhood?	31.57	26.51	-5.06	
Occupied Retail Space per 1,000 Residents: Is the area well-served by retailers?	274,926 SF	213,648 SF	-61,277 SF	
School Performance: Are local schools an attractive asset providing quality education to local students? (2013 Base)	0.8%	-6.8%	-7.6%	
Unemployment Rate: Do local residents have difficulty finding and keeping a job?	9.0%	9.1%	+0.1%	

Increased Retail, Housing Options



Announcing Digit 1919, a Transit-Oriented Development, 102 unit Multifamily Development
Digit 1919, Construction begins Summer 2016



Southside Place | David Weekley Homes
Southside Place | David Weekley Homes
NOV 2016



Residential	In	The Works	Very rough valuation
Intown Homes	McKee/Wall/Hickory	93 Townhomes	
1919 Digit	Akard/Savannah	102 apts	
EcoView	Ervay/Lear	40 Townhomes	
David Weekly	Lamar/Belleview	41 Townhomes	
Destination	Peters Griffin	62 condos	
Browder	Browder/Hickory	6 Townhomes	
Galleries on Hickory		24 Single family	
Wall St Townhomes	Wall/McKee	18 Townhomes	
Gulf Cone Bldg	Ervay/Sullivan	40 Lofts	
Ambassador Hotel	Ervay/St	100 apts	
Hickory Townhomes	Hickory/Ervay	7 Townhomes	
Seegar Townhomes	Harwood/Seegar	18 Townhomes	
Harwood Townhomes	Harwood/Hickory	12 Townhomes	
Family Compound	Gould	2 Single family	
DHV South Master Plan	Beaumont	750 apts	
DHV South Master Plan	Ervay	75 Townhomes	
Artist Live Work MM	Cesar Chavez	6 Lofts	
		1396	
		potential new	
		2792 residents	
		398 owner occupied	\$ 119,400,000
		998 rentals	\$ 119,760,000
			\$ <u>239,160,000</u>

Upcoming projects

These projects are in the very early stages of development. Some like the Galleries on Hickory, Browder townhomes, Digit 1919 and David Weekly Homes have been started and will be completed in 2017.

Destination, Gulf Cone Bldg, Ambassador Hotel, Artist Live Work are adaptive reuse projects.

Going Forward

- Creation of a Planning Committee
 - Residents
 - DDI
 - Developers
 - Local Businesses
- Tasks
 - Review current PD317
 - Additions to land uses
 - Removal of legacy uses
 - Creation of PID to fund infrastructure enhancement, security
 - Bond initiatives
 - Assessed community needs
 - Attended hearings
 - Submitted formal requests