

# Elm Thicket - Northpark

Neighborhood Plus Target Area

Community Meeting #3

January 28<sup>th</sup>, 2017



## Plan for today

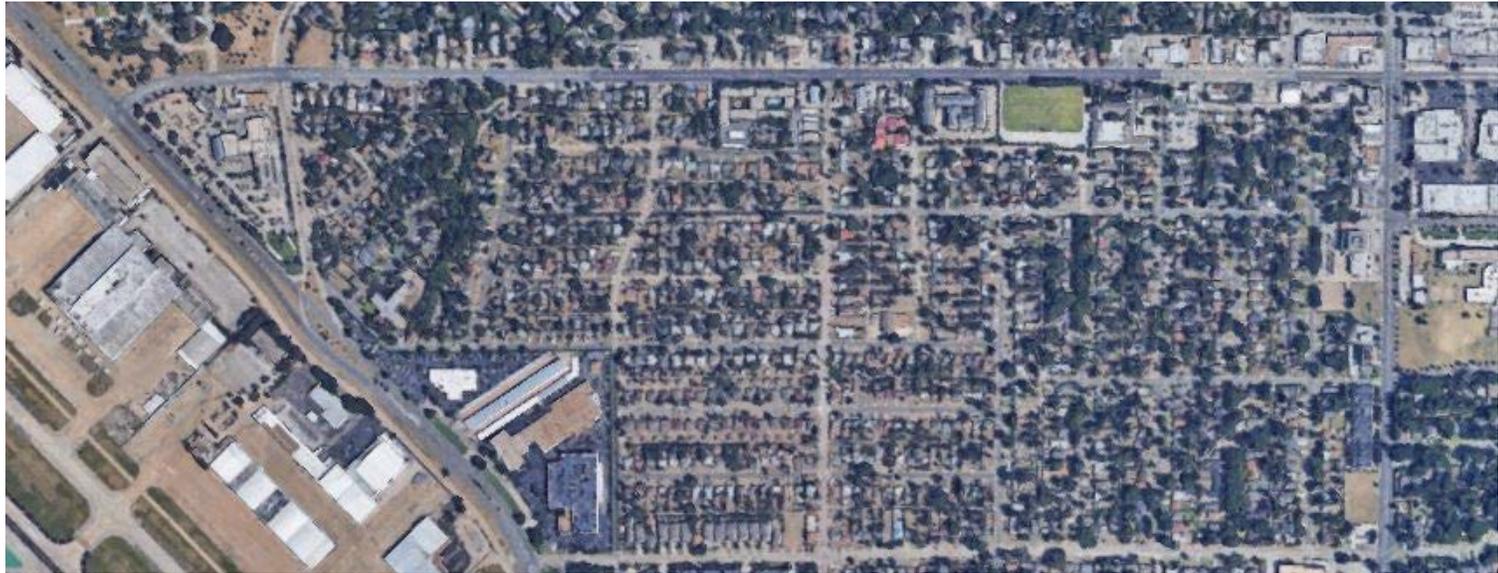
1. Review of Last Meeting
2. Status Update on Neighborhood Plus
3. Review Ongoing Action Steps
4. Special Discussion: Neighborhood Stabilization Approach
5. Speakers: BC Workshop, Habitat for Humanity, Code Compliance, Housing and Community Services

## Last Meeting:

- August 13<sup>th</sup>, 2017
- Reviewed neighborhood assets and priorities
- Finalized a vision statement for the Elm Thicket – Northpark Neighborhood Plus Process
- Reviewed preliminary list of action steps



# Vision Statement



*"To support a diverse, safe neighborhood with quality housing, infrastructure, and institutions for all its residents, and to preserve and protect the legacy and heritage of this historic Dallas neighborhood."*

# Where We Are

- First Community Meeting – Discuss Assets and Challenges
- Second Community Meeting – Develop Vision Statement and Review Initial Action Steps
- City Staff, Advisory Council, Councilmember Develop Preliminary Action Plan
- Implement Short Term Action Steps
- **Today: Third Community Meeting – Review Draft Strategic Neighborhood Action Plan**
- Continue Implementing Action Plan, Bring Partners to the Table
- Final Community Meeting: Open House to Reveal Final Action Plan and Next Steps for the Community
- Implementation-

Elm Thicket –  
Northpark  
Strategic  
Neighborhood  
Action Plan  
(SNAP)

Key Focus  
Areas

- **Code Compliance**
- **Beautification**
- **Home Repair**
- **Crime/Public Safety**
- **Infrastructure Needs**
- **Parks/Open Space**
- **Neighborhood History Preservation and Storytelling**
- **Neighborhood Stabilization**
- **Neighborhood Capacity Building**

# Elm Thicket – Northpark Strategic Neighborhood Action Plan (SNAP)

## Partners

- **City of Dallas:**
  - Councilmember Medrano
  - Planning and Urban Design
  - Code Compliance
  - Parks and Recreation
  - DPD
  - Community Prosecution
  - Housing and Community Services
  - Economic Development
  - Sustainable Development and Construction
- **BC Workshop**
- **Habitat for Humanity**



City of Dallas



# Rapid Response Successes



# Advisory Council Successes

- Over 10 Meetings:
- Planning for Events
- Reviewing Community Feedback
- Developing Action Steps/ Meeting with City Staff Community Partners



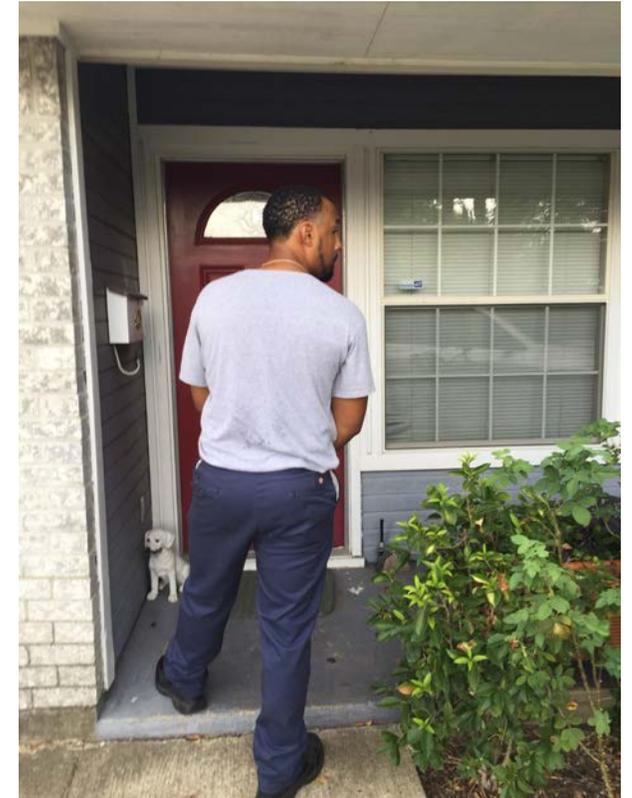
# Code Crawl



- September 24<sup>th</sup>, 2016
- Largest Code Crawl in the History of the City X3!

# Code Crawl

- Over 50 code officers and many community residents participated
- over 1,500 homes visited, information provided on code violations, expectations, and a flyer promoting upcoming events
- Positive response from community



## Community Clean-up



- October 1<sup>st</sup>, 2017
- Over 40 volunteers
- Collected hundreds of pounds of trash
- Cleaned alleyways, helped seniors with their yards

# Community Clean-up



## Home Repair Workshop

- October 15<sup>th</sup>, 2017
- Over 40 community members showed up to learn about home repair resources available for the community
- Speakers from City of Dallas Housing and Community Services, Water Department, Oncor/Atmos, Texas Tree Foundation, Code Compliance, County Tax Collector



# Home Repair Workshop



# Code Compliance Successes



- Presentation given at first Crime Watch of 2017, January 17<sup>th</sup>
- Great success resulting from the ongoing crime watch meetings, relationship-building between residents, Councilmember, and Code Compliance
- Dedicated code officer for the neighborhood
- Compliance is greatly improved, old cases have been mostly closed out, more cases being referred to nuisance abatement

## Bond Program Submissions

- Submitted for the 2017 Bond Program:
- Sidewalk Improvement/  
Construction
- Street Improvements
- Park Improvements

Ongoing  
Action Steps:  
  
Long Term

- BC Workshop Neighborhood Stories Project
- Home Improvement Rebate Program
- Habitat for Humanity Home Repairs

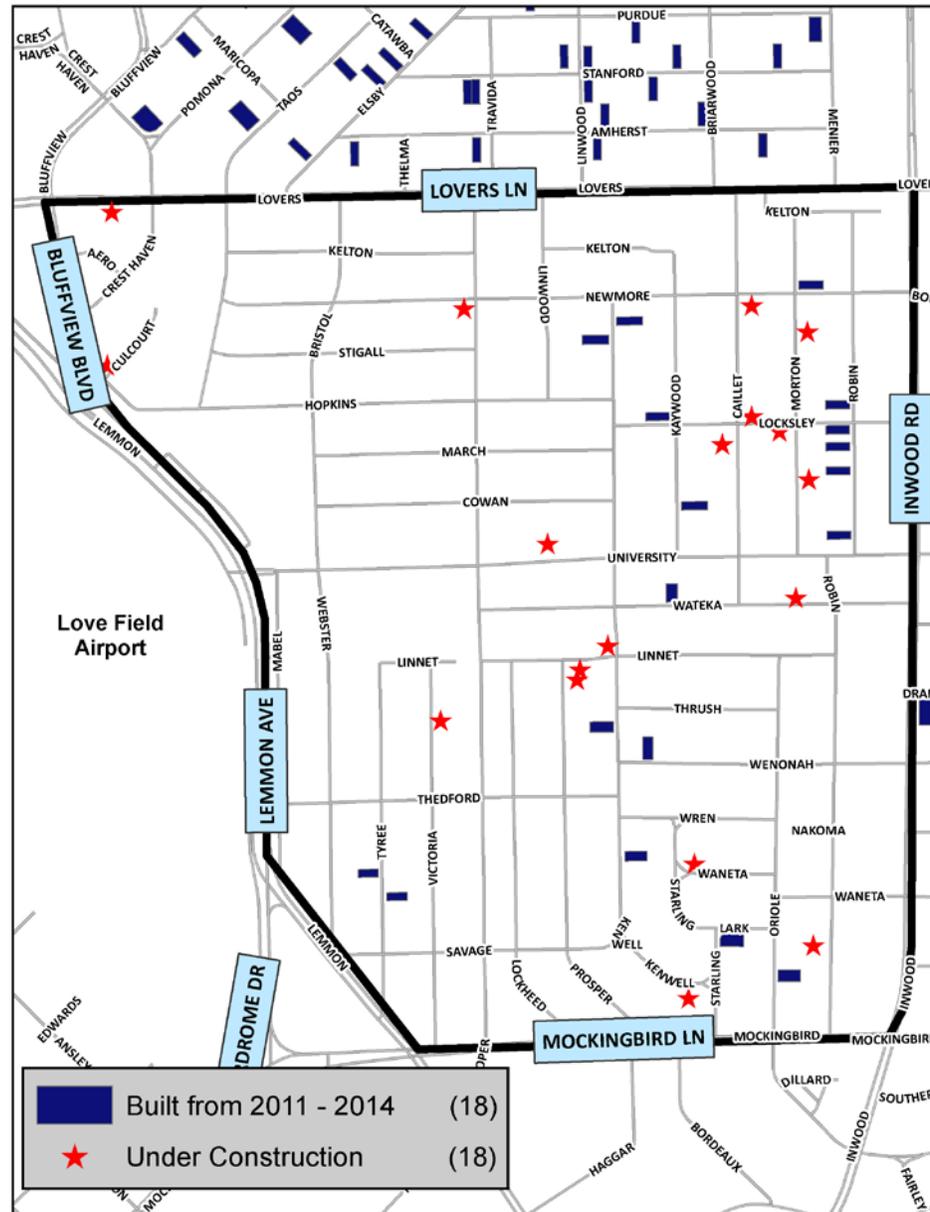
## Neighborhood Capacity Building

- Community ownership of Neighborhood Plus Action Plan
- Development of Neighborhood Structure to take charge of the issues outlined in the plan
- Development of resource guide
- Continued strengthening of relationships between neighborhood and Code Compliance and DPD
- Continued beautification/clean-up success

## Neighborhood Stabilization

1. Tax Education Workshop February 25<sup>th</sup>, 2017. 1:30-3:30. Rec Center.
2. Single Family Rental Registration Program
3. Development of Zoning Tool to Manage the Scale of New Housing Development

# New Construction Activity



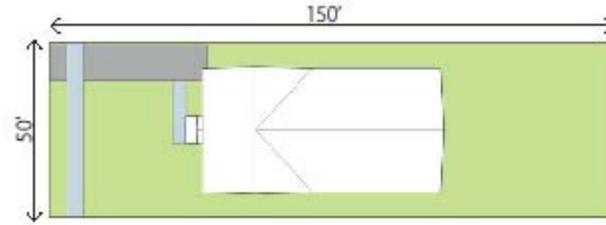


## Potential Stabilization Tools

- Neighborhood Stabilization Overlay
- Dallas Landmark Historic District
- Design Overlay
- Homestead Preservation District
- PD

# Original vs. New Housing Comparison

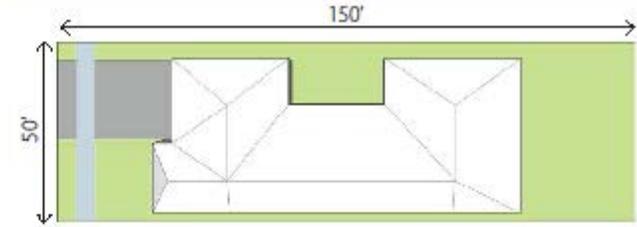
## Historic Housing



**Average Lot Size** 7,500 sf  
**Average Lot Coverage** 30%  
**Average House Size** 1,200-2,000 sf



## Newly Constructed Housing



**Average Lot Size** 7,500 sf  
**Average Lot Coverage** 45%  
**Average House Size** 2,500-4,500 sf

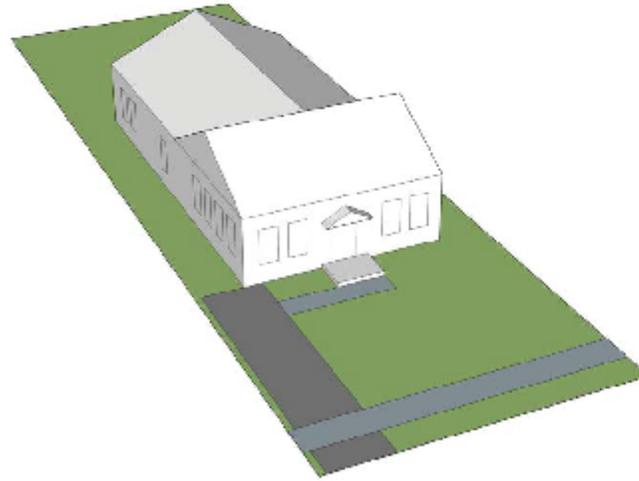


# Original vs. New Housing Comparison

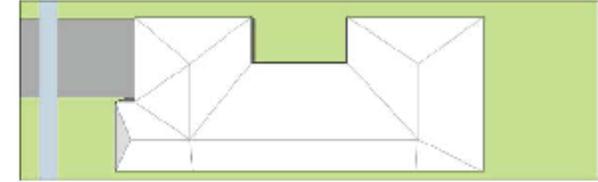
## Historic Character



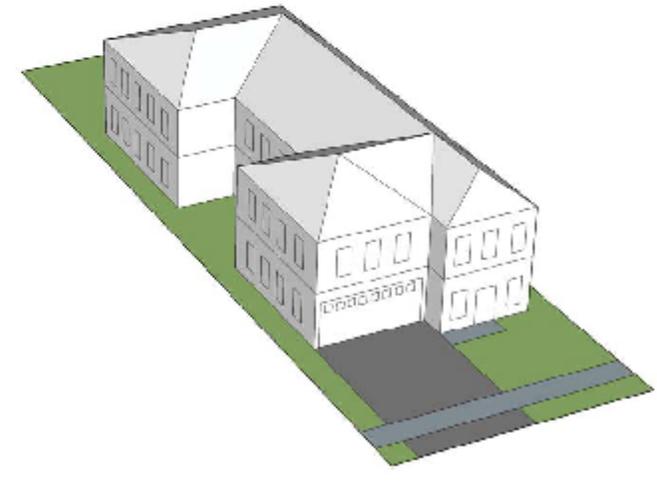
**Average Lot Size** 7,500 sf  
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## New Development



**Average Lot Size** 7,500 sf  
**Average Lot Coverage** 45%  
**Average House Size** 2,500-4,500 sf



## Potential Tools for Elm Thicket – North Park

- Planned Development (PD):
  - Develop a custom zoning district to further regulate new single family construction to conform closer to the existing character of the neighborhood
  - Process needs to be approved by advisory council and Councilmember. A neighborhood advisory group would be formed to assist with the neighborhood outreach process.
  - The process is led by Sustainable Development and Construction

Questions/  
Discussion?

## Speakers:

- BC Workshop: Neighborhood Stories Project
- Housing and Community Services: Home Improvement Rebate Program
- Habitat For Humanity: Home Repairs
- Code compliance: Single Family Rental Registration Program

# STAY INFORMED



VISIT OUR WEBSITE

[http://dallascityhall.com/departments/pnv/Pages/ElmThicket\\_Northpark.aspx](http://dallascityhall.com/departments/pnv/Pages/ElmThicket_Northpark.aspx)



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WE'RE ON NEXT DOOR

Look for our meeting updates

Planning & Urban Design Department

Do you feel the information presented in today's workshop was valuable? Yes No Date \_\_\_\_

On a scale from 1-10, how beneficial was this workshop? 1 2 3 4 5 6 7 8 9 10

Please provide us with your comments and questions.

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(Optional)  
Name: \_\_\_\_\_ Business/Org: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

LET US KNOW WHAT YOU THINK?

Complete the COMMENT FORMS!