

Memorandum



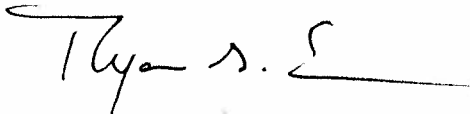
DATE March 2, 2012

TO Housing Committee Members: Carolyn R. Davis, Chair, Scott Griggs, Vice-Chair, Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Cigarette Hill: Connecting the Redevelopment Dots

On Monday, March 5, 2012, you will be briefed on Cigarette Hill: Connecting the Redevelopment Dots. A copy of the briefing is attached.

Please let me know if you have any questions.



Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, Acting City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Jerry Killingsworth, Housing/Community Services Director
Stephanie Pegues-Cooper, Assistant to the City Manager

Cigarette Hill: Connecting the Redevelopment Dots

A Briefing to the
Housing Committee

Housing/Community Services Department

March 5, 2012



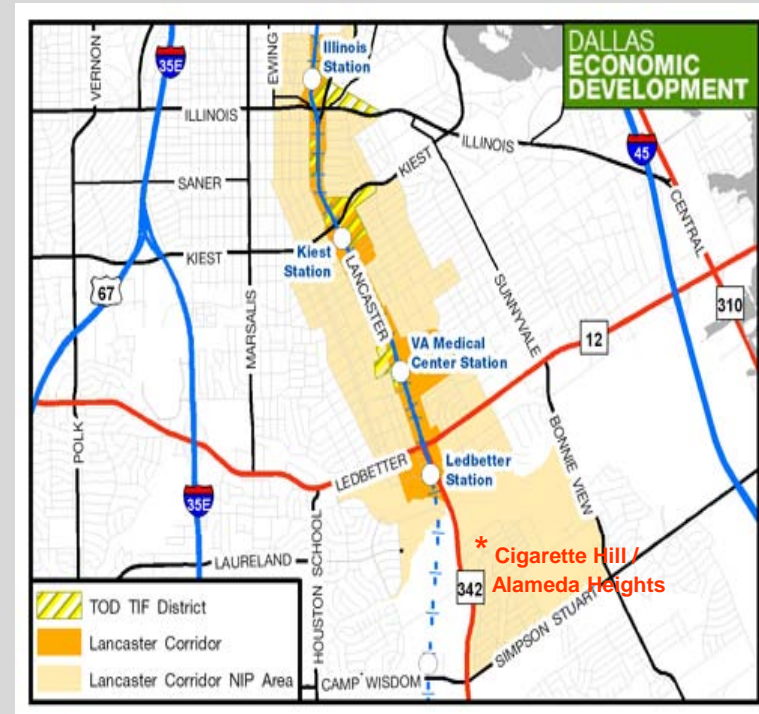
Purpose

The purpose of this briefing is to provide an update on the Cigarette Hill Neighborhood Investment Program (NIP) target area.

Neighborhood Profile

Location Characteristics

- One of five NIP target areas (Lancaster Corridor-Cigarette Hill)

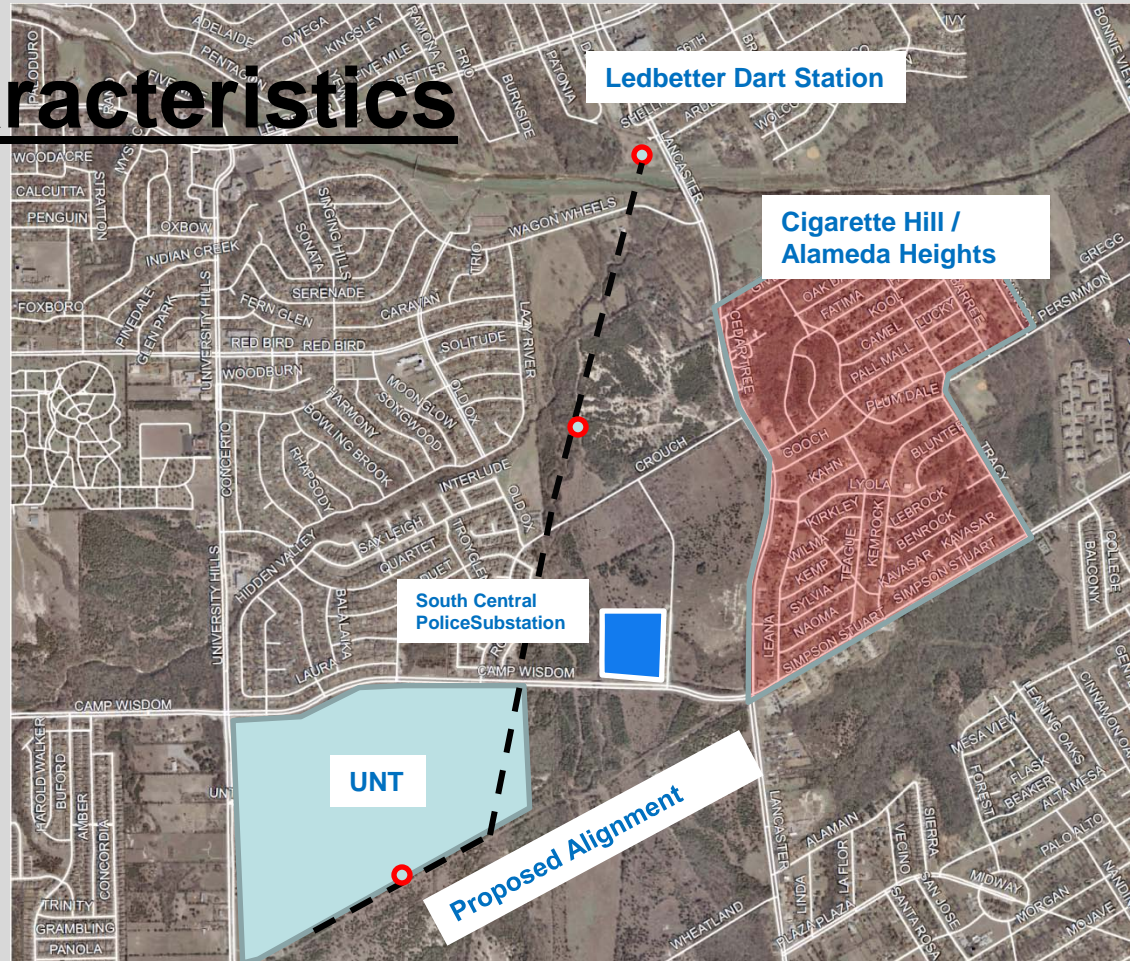


Neighborhood Profile

Location Characteristics

Distance to:

- Ledbetter Dart Station: 1.5 miles
- Veteran's Hospital: 2.2 miles
- South Central Police Station: 1 mile
- UNT Dallas Campus: 2.4 miles



Neighborhood Profile

Demographics (Census Tract 114.01)

Population:	1,314
Ethnicity:	75% African American 21% Hispanic 4% Other
Housing Tenure:	55% Owner Occupied 45% Rental Occupied
Median HH Income:	\$18,513 (\$37,628 City of Dallas)
Age of Housing stock:	37 years

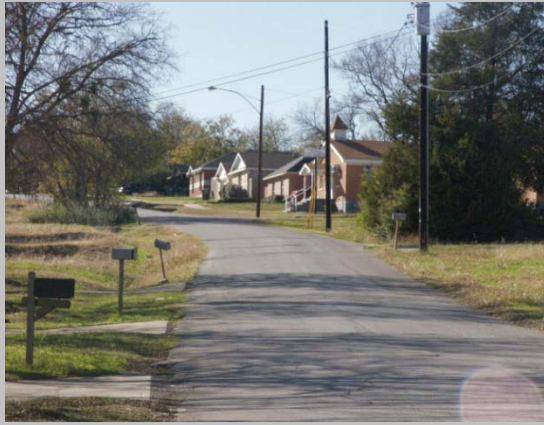
Source: 2000, 2010 U.S. Census

Neighborhood Profile

Neighborhood Characteristics

- Residential and rural in character with sloping topography and scenic views





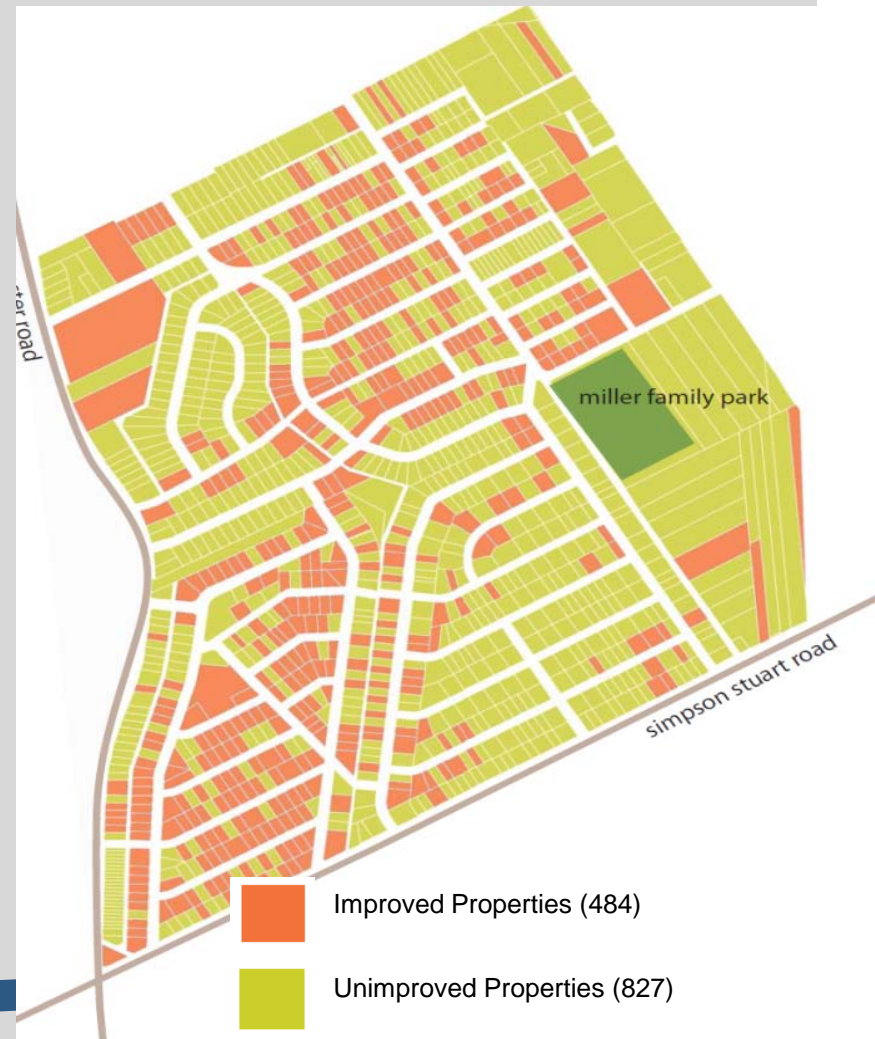
Miller Family Park



Neighborhood Profile

Land Use

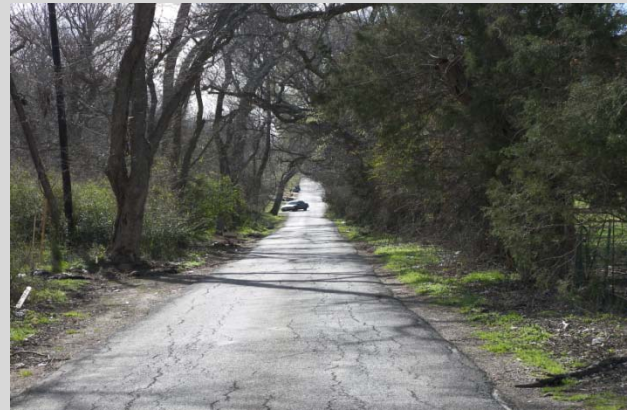
- The Cigarette Hill/Alameda heights neighborhood contains nearly twice as many vacant parcels as there are improved residential properties



SWOT Analysis strengths/ weaknesses/ opportunities/ threats

Five community meetings and tours have been conducted over the past year where the top three neighborhood concerns are:

1) Infrastructure improvements



SWOT Analysis strengths/ weaknesses/ opportunities/ threats

2) Increased street lighting



3) Tree pruning



SWOT Analysis strengths/ weaknesses/ opportunities/ threats

Opportunities

1) Infrastructure improvements

- PWT Needs Assessment indicates \$15M in neighborhood infrastructure needs. These improvements are in the needs inventory.
- NIP funding expended/committed for new pavilion, park furnishings, lighting and walking trail to Miller Family Park (\$400,000 - underway)

2) Increased street lighting

- PWT currently working on *Street Light Assessment* to determine the need for additional neighborhood lighting

SWOT Analysis

strengths/ weaknesses/ opportunities/ threats

Opportunities-

3) Tree pruning

- NIP to coordinate interagency neighborhood clean-up and trimming of low-hanging tree limbs (Streets/Sanitation/Code Enforcement)

SWOT Analysis

strengths/ weaknesses/ opportunities/ threats

<p>Strengths</p> <ul style="list-style-type: none"> • Neighborhood Character (picturesque) • Proximity to UNT at Dallas, DART rail, shopping, I-45 & I-35, downtown • Neighborhood residents • Low density • Alameda Heights Outreach Center • Strong Community • Miller Family Park 	<p>Weakness</p> <ul style="list-style-type: none"> • Inadequate Infrastructure (streets / SCG drainage / storm water run-off) • Lack of resources for neighborhood and Alameda Heights Outreach Center • Poor lighting (reduced visibility) • Illegal dumping • Lack of branding (community name)
<p>Opportunities</p> <ul style="list-style-type: none"> • Capitalize on NIP target area status • Potential for positive growth/ development via UNT Area Plan • Complete Streets on Simpson Stuart • Proposed DART expansion • Infill development / new housing 	<p>Threats</p> <ul style="list-style-type: none"> • Inadequate infrastructure creates run-off and drainage problems • Low hanging branches/tree limbs • Poor lighting (reduced visibility) • Lack of pedestrian connections (sidewalks) • Neighborhood vandalism

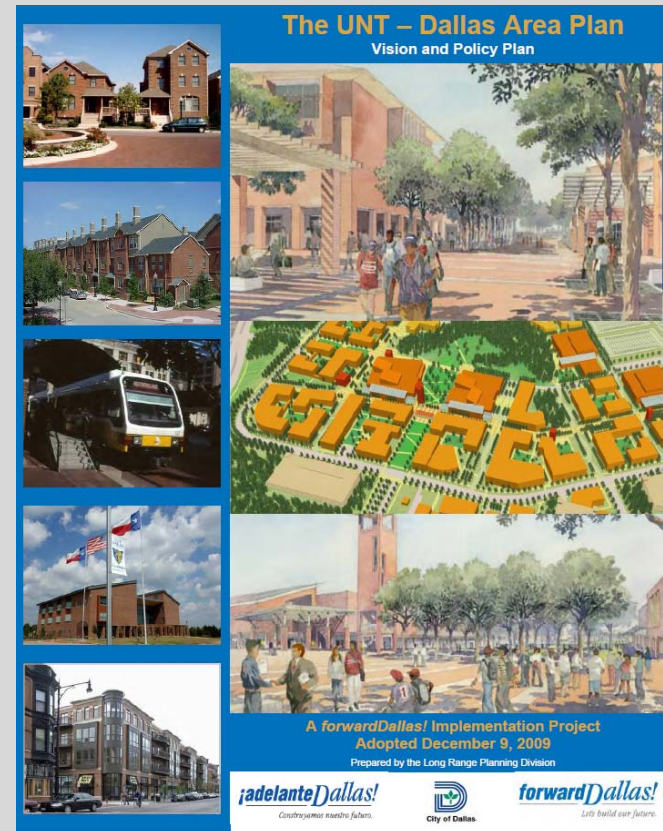
Current Planning

UNT-Dallas Area Plan

12/09

- UNT plan recommends retention of Cigarette Hill/ Alameda Heights neighborhood as residential with higher density housing and mixed use development surrounding the new proposed DART stations

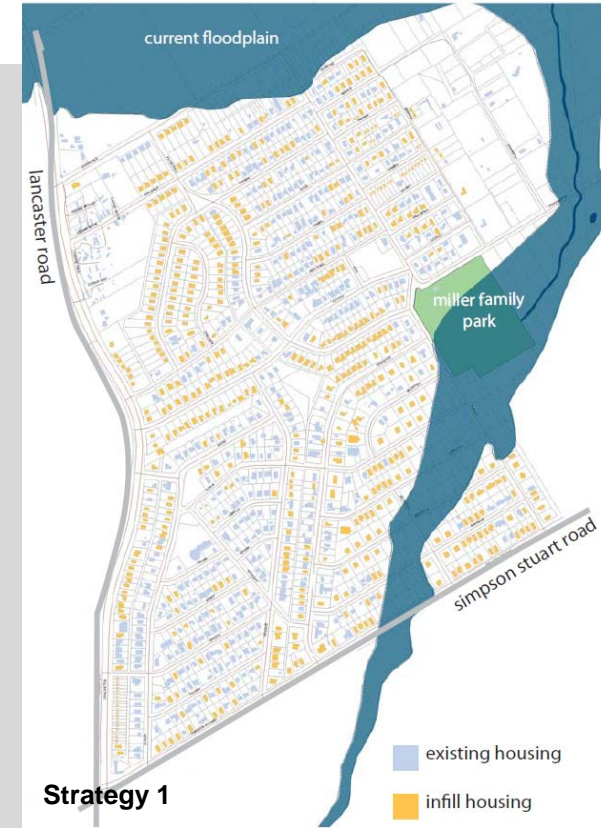
(UNT / South Central DPD)



Current Planning

CityDesign Studio

NIP partnership w/ CityDesign Studio to develop housing strategy for Cigarette Hill neighborhood



Key strategies for neighborhood build-out include:

Strategy 1

- Full build-out of infill lots (approximately 800 homes)

Strategy 2

- Two-fold approach of infill housing & rezoning to allow larger residential lots (1-5 ac.)

Strategy 3

- Create new neighborhood pattern by combining traditional residential infill with larger lot residential (1-5 ac.) and small scale agricultural tracts (10-20 ac.)



Strategy 4



Strategy 4

- Create “Village Zone” around existing Alameda Heights Center in addition to residential infill, larger lot residential infill and small agricultural tracts. Dedicate adjacent flood plain for green spaces with walking trails and bike paths

Next Steps

- Refine CityDesign Studio housing strategy; Select appropriate neighborhood option or combination thereof
- Promote funding for infrastructure improvements
- Continue to address community concerns