

# RECENT DEVELOPMENTS

## Area #: 5

### Mayor's Southern Dallas Task Force



City of Dallas

#### Projects

- The \$20 M Beat at Southside Station condominium is expected to be complete in early 2009. The 11-story, 73-unit project is in the Cedars area and is adjacent to the DART Cedars light rail station.
- The Davis Garden TIF District, situated in north Oak Cliff, began in January 2008. In the district's first year, 1,503 outdated apartment units were demolished. The district's goal is to replace 1,969 functionally obsolete apartments and 84,524 square feet of commercial space with approximately 1,960 for sale units, 765 rental units, and 472,000 square feet of improved, reconfigured or new neighborhood retail space.
- The Fort Worth Avenue TIF District, effective January 2008, will be a model for redeveloping urban corridors to take full advantage of the Trinity River project, the signature Santiago Calatrava bridges and the undeveloped/underdeveloped land parcels near downtown Dallas. Currently, the largest planned project in the TIF District is La Reunion Town Center, a \$200 M development at the southwest and northwest corners of Colorado Boulevard and Fort Worth Avenue. Construction is anticipated to start in early 2010.
- Phase 1 of Bennett Miller's 9th Street Townhomes in north Oak Cliff was completed in 2008. In all, the project will have 22 townhomes.
- The Twelve Hills Nature Center at 817 Mary Cliff held its groundbreaking ceremony in 2008. The center will have bird and bat houses, trails and a wetlands area where once stood a dilapidated apartment building.
- The Buzz Condos, located in the Cedars, is a new 49-unit condominium project with green building elements, such as wind-powered electric service and rainwater irrigation. Buzz completed construction in October 2007.
- The renovation and condominium conversion of the Lake Cliff Tower was complete in 2006. The 13-story Lake Cliff Tower, opened in 1932, served first as a hotel and apartments and later as a nursing home.
- Pinnacle Park, first opened in 2000, has over 7 M square feet of industrial space, 100,000 square feet of office space, 667,000 square feet of retail space and over 500 apartments. The business park has attracted major retail anchors Wal-Mart, Lowe's and Best Buy. Businesses such as FedEx SmartPost, Ozburn-Hessey Logistics, Air Vent and Ingersoll-Rand have opened in the park's warehouses/distribution facilities.