



# FRAZIER *revitalization*

## 2022 CFL mTAP Project



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Dallas-Fort Worth

# Meet the mTAP Team



**Melisa Baune**  
Cole & Associates  
MTAP Mentor



**Jodi House**  
TBG Partners  
Landscape Architect



**Spence Miller**  
Chaparral Partners  
Developer



**James Yu**  
Peloton Land Solutions  
Civil Engineer



**Kellie Summerall**  
O'Brien Architects  
Architect



**Brittany Schneider**  
Alston Construction  
Construction



**Jack Thomas**  
Perkins & Will  
Architect



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# INTRODUCTION



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# The Frazier Team

## Frazier Revitalization's Team & Mission

- ▶ *Frazier Revitalization's mission is to be a catalyst for the revitalization and transformation of the Frazier neighborhood by coordinating, supporting, and assisting in economic and community development.*

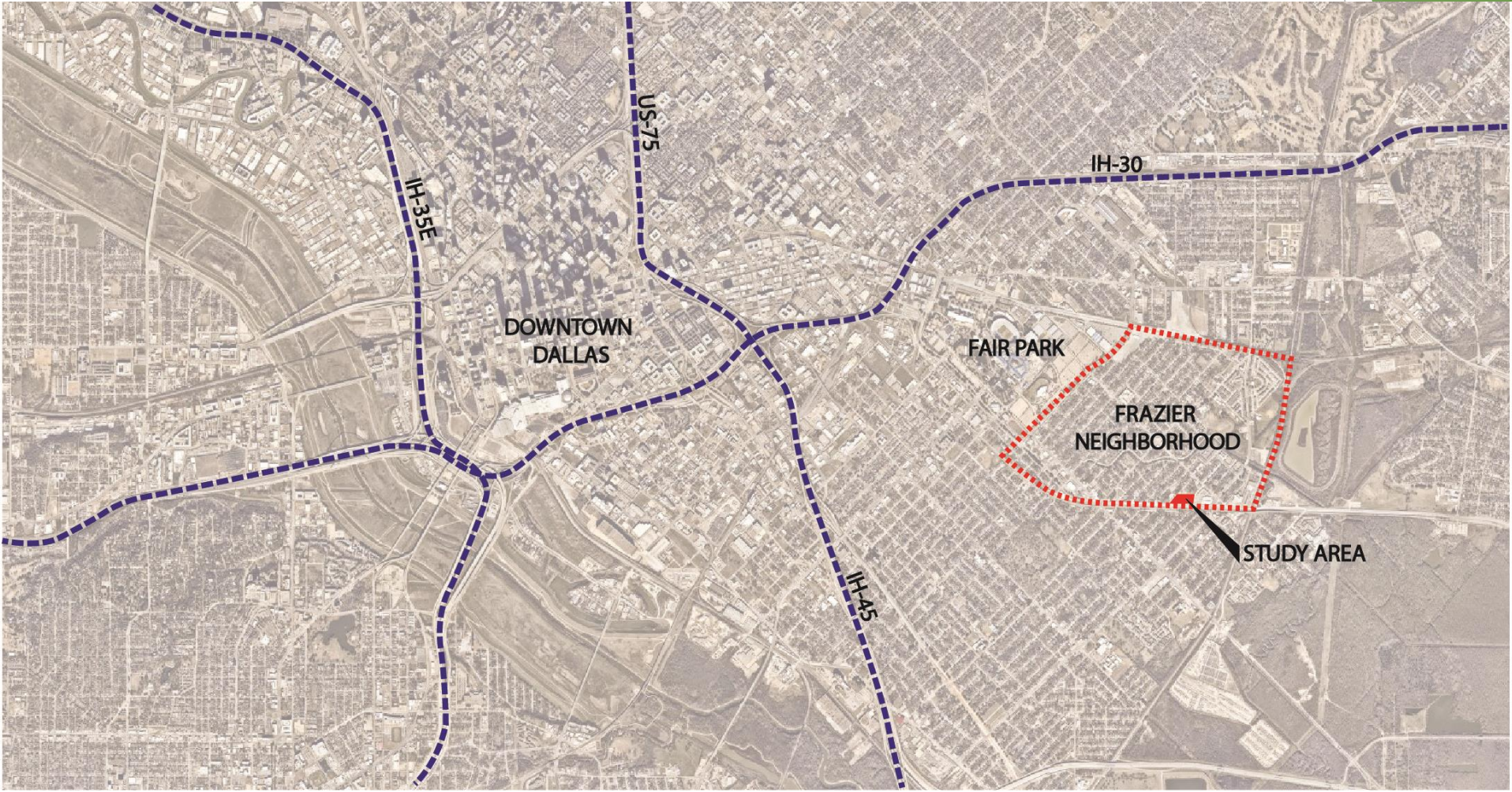


**Dorothy Hopkins**  
President & CEO



**Felisa Conner**  
Vice President of Operations

# Frazier Neighborhood in Dallas



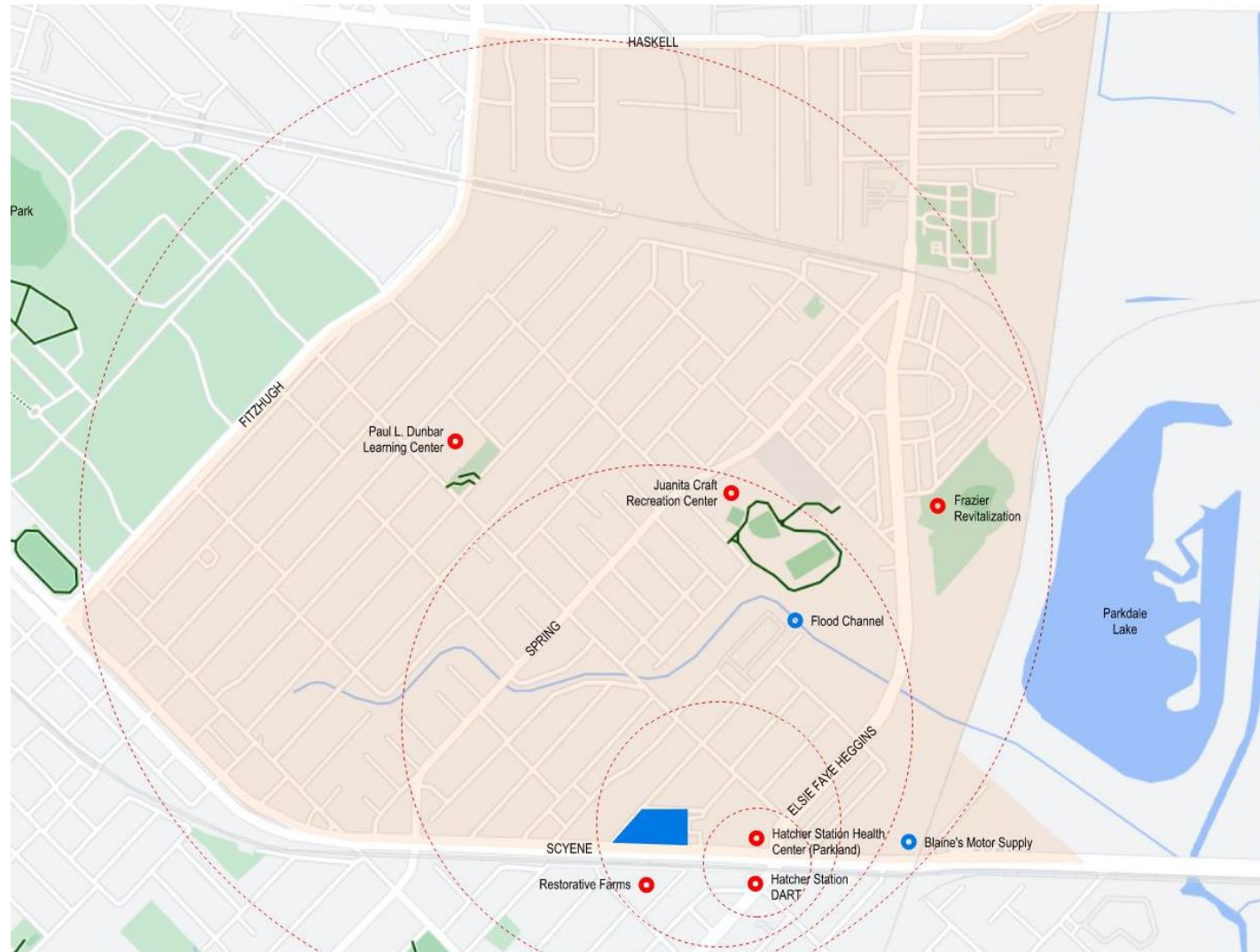
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# Frazier Neighborhood



## ▶ Potential Sites:

- ▶ Blaine's Motor Supply
- ▶ Flood Channel
- ▶ Property adjacent to Hatcher Station Health Center

- ▶ Pedestrian connectivity to the park
- ▶ Phase II development of Hatcher Station Village to catalyze future development in Frazier Neighborhood



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# Site Location & Study Area



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# Initial Frazier Revitalization Goals



Specialty Medical Care Clinics



Healthy Food Access  
(Partnership with Restorative Farms)



Improve Local Housing Supply  
(Physical Enhancements to the Environment)



Utilize Existing Programs and  
Facilities to Address Resident  
Needs



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# RECONNAISSANCE



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# mTAP Team Reconnaissance

- ▶ Frazier Neighborhood, Hatcher Station, and Restorative Farms Site Visit
- ▶ Bonton Farms Site Visit / Feedback
- ▶ Community Engagement Event
- ▶ Site Plan Development and Client Feedback



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# Site Visit and Client Meeting



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# mTAP Team Mission Statement

- ▶ Together with the Frazier Revitalization stakeholders, our mTAP team aims to bridge meaningful physical connections between the Hatcher Station Village, Restorative Farms and the Frazier Neighborhood-at-large. With a focus on empowerment, engagement, and community safety, we hope to establish a sense of place and signal Hatcher Station as a destination in South Dallas.



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# Bonton Farms Site Visit

- ▶ Tiny Home Village
  - ▶ Bonton Farms is working through zoning/code obstacles with the City of Dallas
- ▶ Resources/Support for Unhoused Community
- ▶ Café
- ▶ Urban Farming



# COMMUNITY ENGAGEMENT



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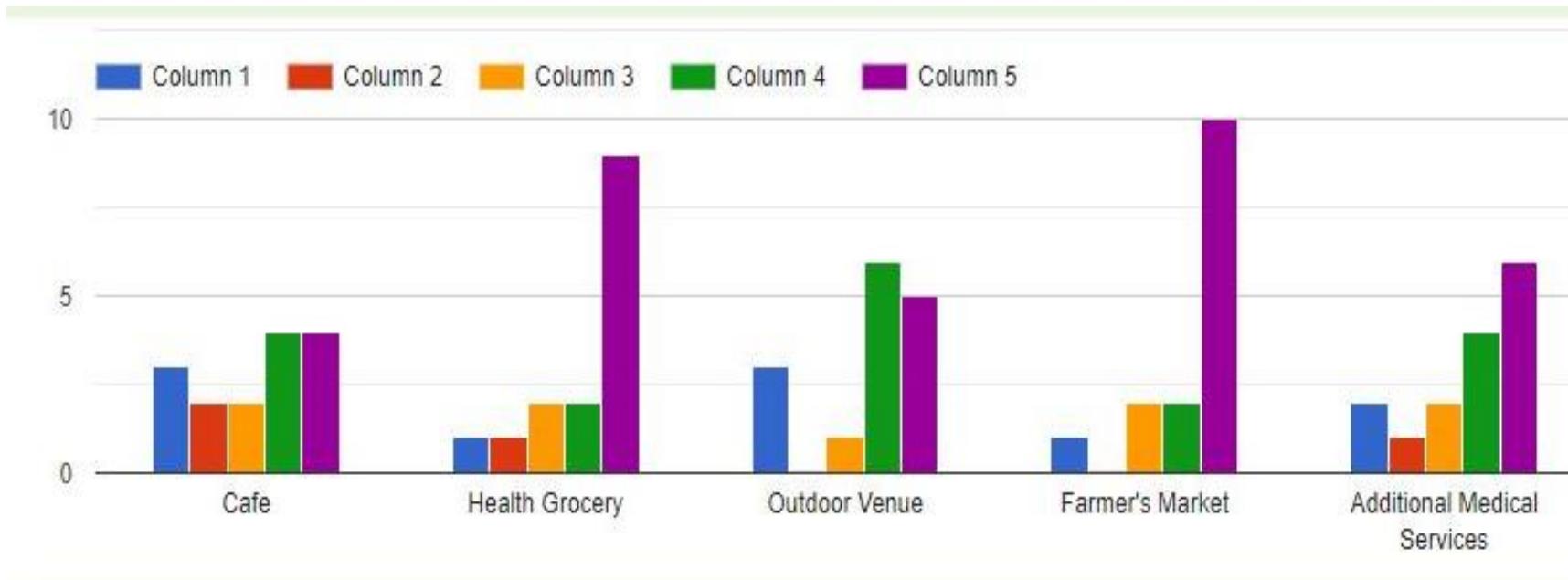
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# Community Engagement Event

- ▶ Rank the items of importance on what could be here in the future  
(1 least important, 5 most important)





# Community Engagement Event

## Architecture / Grocery



## Open Space



## Architecture / Cafe



## Programming Options



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# Community Engagement Event



# Community Engagement Event



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# Community Feedback



## TOP 5 PRIORITIES:

- ▶ Development at Hatcher Station to serve the neighborhood itself
- ▶ Healthy food options are essential (café, grocery, food truck options)
- ▶ Outdoor areas that can draw a crowd (outdoor movie events, concerts)
- ▶ Interior and exterior spaces that provide opportunities for physical and mental health
- ▶ Safety and security

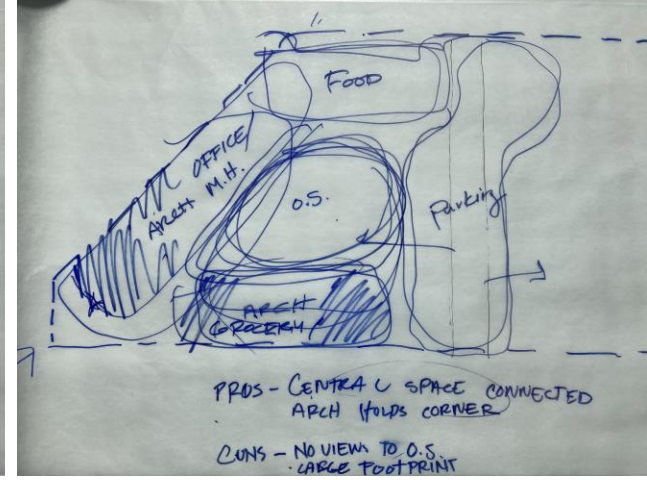
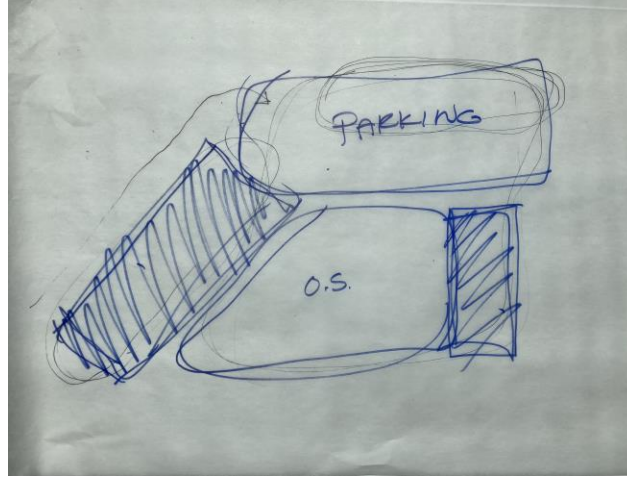
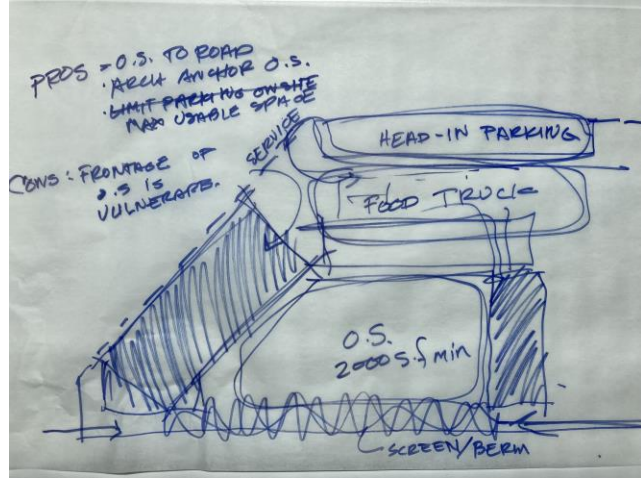
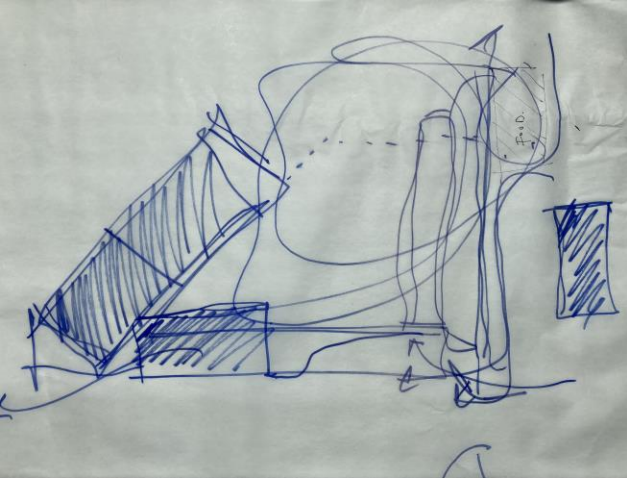


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# Design Process



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# Site Plan Options



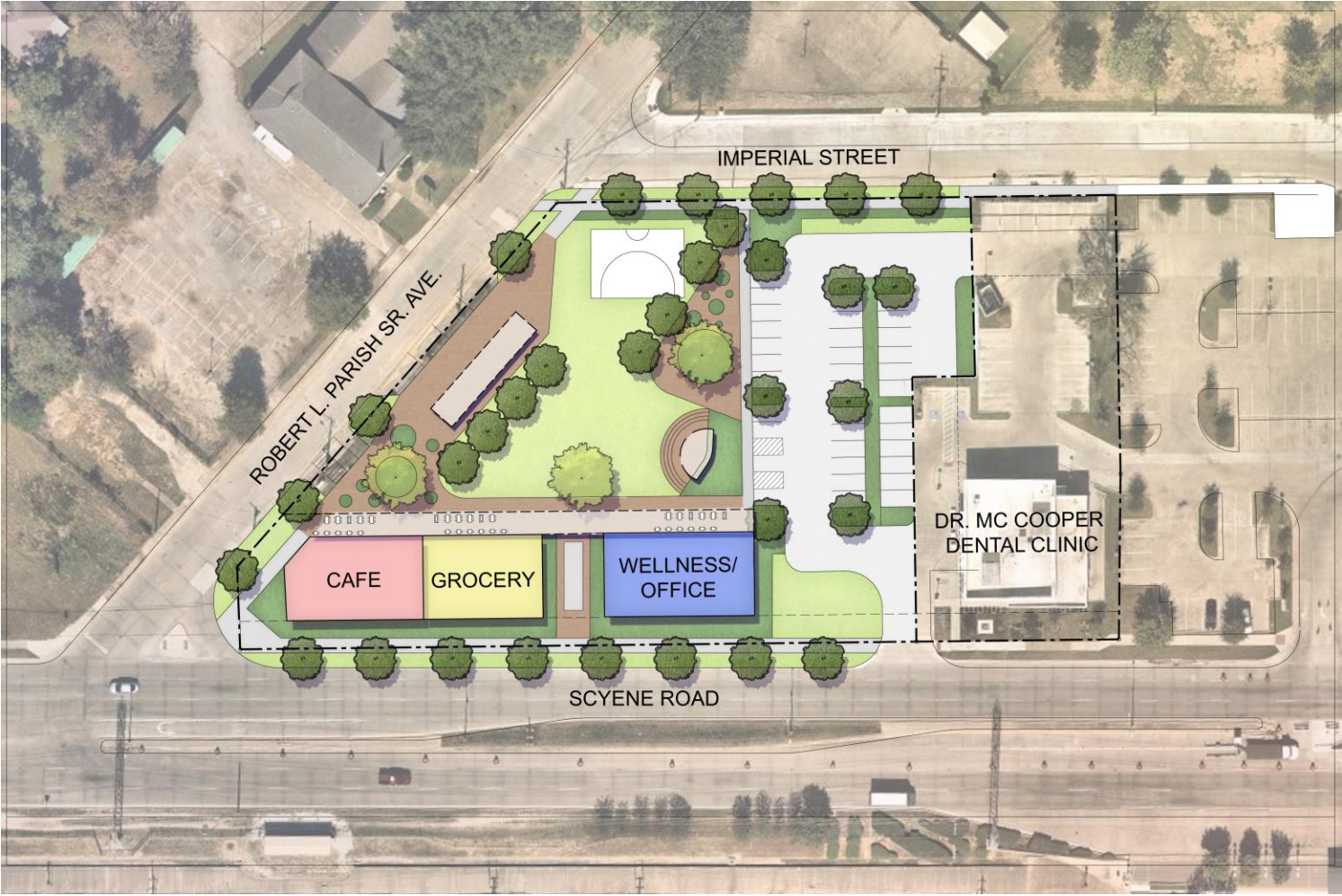
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# Final Site Plan



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# Street View



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# Courtyard View



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# NEXT STEPS & RECOMMENDATIONS



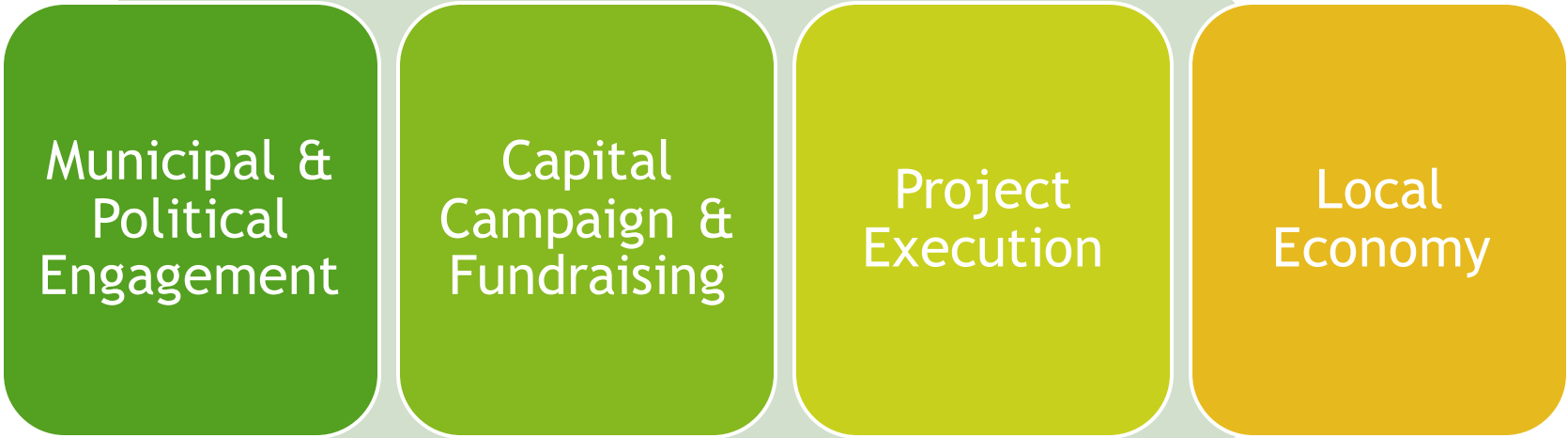
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# Development Process



# Development Process

## Municipal & Political Engagement

- ▶ Initial contact with City Staff regarding feasibility of project (ie- Council member, City Manager, Staff).
- ▶ Present the project to the local council member. Their engagement will assist in staff level facilitation
- ▶ Time is of the essence. Lead time for city approvals is volatile and early preparations will be key. (ie- scheduling of predevelopment meetings with tangible concept plans, images and development expectations)
- ▶ Lead time: Initial concept plan (2 months), Full plan design (6-9 months), City approvals (3 months) and Production (3 months).
- ▶ Utilize existing relationships. Hatcher Station Clinic has set precedence for redevelopment in the area, and this historical process should be contemplated when discussing new development.
- ▶ If necessary, engage a land use attorney to help facilitate municipal approval process and necessary entitlements.



# Development Process

## Capital Campaign / Fundraising

- ▶ Engage potential donors early in the process. Start with most favorable or existing donors to gain fundraising momentum.
- ▶ Provide details on the project and cast vision for the investment they are making in Frazier.
- ▶ Keep open lines of communication with these partners. Educate them on the development process and provide clarity on timing/execution expectations.
- ▶ In the event project costs are not fully covered from "equity" donors, begin conversations with potential "debt" lenders. These relationships can be procured directly, via an intermediary, or through existing contacts of present and past donors.
- ▶ Publicity is imperative when attempting to generate financial interest. Social media, Dallas Morning News and other news outlets, etc. can help promote donor interest organically and provide credibility to the project. Similarly, utilize existing PR relationships for ease of execution.



# Development Process

## Project Execution

- ▶ Engage professional design consultants and general contractor.
- ▶ Utilize charitable programs to limit cost. Institutions like AIA, TSPE and ASCE offer these types of programs for organizations in need of financial support.
- ▶ Strategize on creative ways to compensate design professionals. (ie - pay for a portion of the design fees and provide in kind tax credits for design firms.) The ability to pay a portion of design fees is a good indicator to other companies that the sponsor is legitimate.
- ▶ Where applicable, include neighborhood representatives in these discussions. Obtaining outside perspectives early on will help frame the design vision and reduce potential changes later in the process.
- ▶ Garnering local support early on will assist in driving the development process in the right direction. This is a long and tedious process and having advocates within the community will keep folks engaged and encouraged about the future.
- ▶ Solicit pricing bids from contractors throughout the design process.



# Development Process

Sample Construction Budget – Commercial General Contractor

| Budget Category                   | PSF            | PSF            |
|-----------------------------------|----------------|----------------|
| Site Work & Utilities             | \$45           | \$45           |
| Café<br>(Shell/Finish)            | \$375          | \$300          |
| Grocery<br>(Shell/Finish)         | \$375          | \$300          |
| Wellness/Office<br>(Shell/Finish) | \$450          | \$350          |
| <b>TOTAL COST*</b>                | <b>\$97.00</b> | <b>\$86.00</b> |

*\*For discussion purposes only*



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# Development Process

## Local Economy

- ▶ Implement an operational management plan. This includes "globally" for the entire project, but also individually for each business use.
- ▶ Decide whether Frazier will manage each use, or if third party operators will be used. Management efficiency will be imperative.
- ▶ Utilize a global perspective with revenue generation. Promote outside investment of dollars into the community. This will be a catalyst in getting the micro-economy off the ground.
- ▶ Provide services and needs that cater to the community. Once in place, residents will be able to spend dollars locally providing an avenue for growth within the local economy.
- ▶ Capture the pride of the community to share with the rest of the City. This will help leave the community focus on supporting the development itself. This ideology becomes both a place creation mechanism and destination for others to partake in something they cannot see or enjoy in other areas.





# Feasibility Study



## Zoning

- PD 849 – Proposed community uses are allowed by right.
- Landscape and Open space requirements are in the PD that require implementation.

## Site Description

- Approximate 1.6 acre site located at the NE corner of Scyene Rd and Robert L Parish Sr Ave.
- Vacant lot with a few existing trees and a parking lot.

## Key Development Issues

- A development plan needs to be approved prior to building permit
- Aged sanitary sewer line through property will need to be removed
- Gas line through middle of property with utility easement
- If access desired off of Scyene Rd, TxDOT permit is required



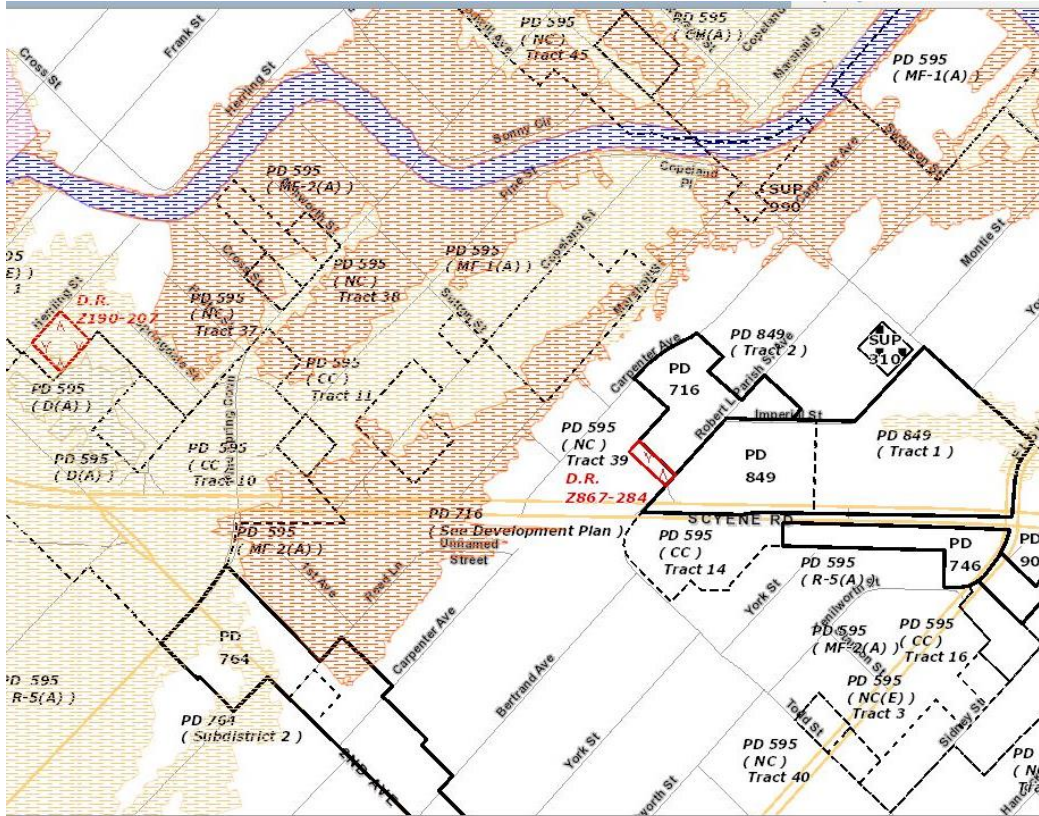
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# Feasibility Study - Zoning



- ▶ Zoned as PD-849
- ▶ A Development Plan must be approved by City Plan Commission prior to a building permit being issued.
- ▶ Max Height is 3 stories, 36'.
- ▶ Max floor area is 48,000 SF
- ▶ Parking is considered over the entire tract.
- ▶ Special landscaping requirements.



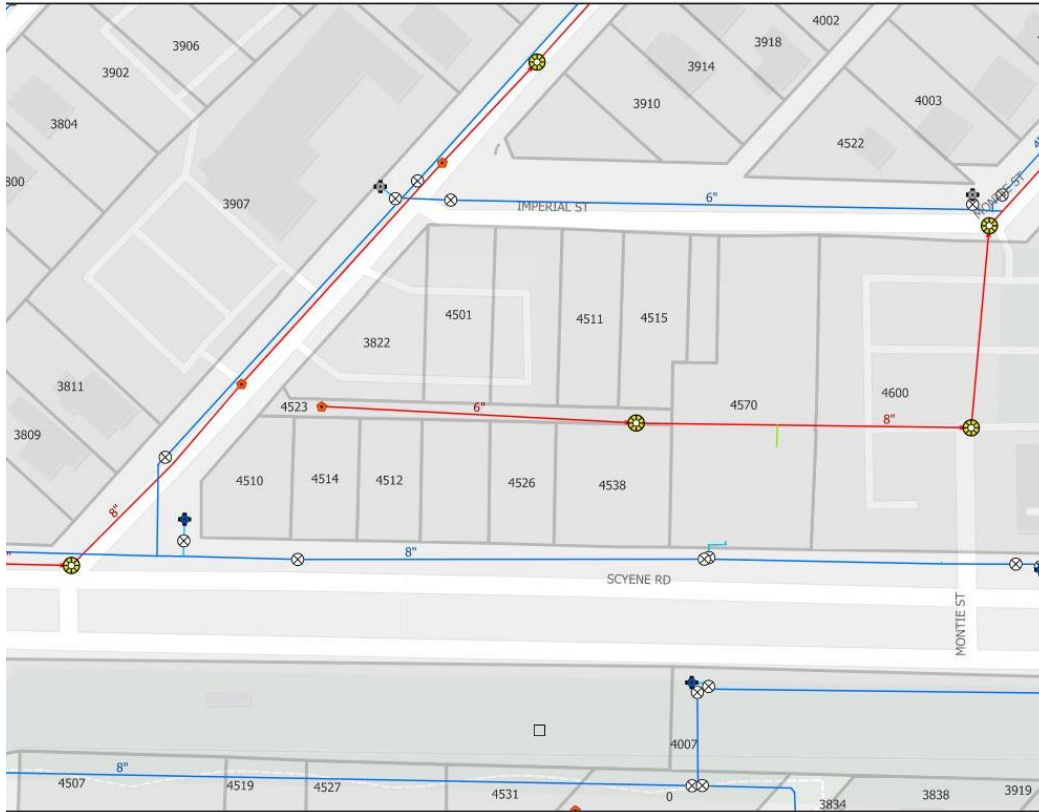
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# Feasibility Study - Utilities



- ▶ Existing utilities available to site
- ▶ 8" Water in Scyene, 6" water in Robert L. Parish and Imperial St.
- ▶ Best location to connect to water services is from Scyene to avoid public utility improvements.
- ▶ 8" Sanitary sewer in middle of site. It will need to be replaced west of manhole.
- ▶ For drainage there is a 36" storm drain on the west side of Robert L Parish Ave. Detention is the big question.

# Case Studies

## Local Sprouts: San Antonio, TX



- ▶ “At Local Sprout, we’re embedding food production into the built environment of cities. Our gardens, farm, and food hub in downtown San Antonio have connected consumers to delicious sustainable food.”
- ▶ How it works,
  - ▶ Food Hubs: A 16,000sqft state-of-the-art facility creating a wide array of delicious foods and beverages.
  - ▶ Food Trucks: Commissary and Home Base services
  - ▶ Edible Landscaping: Their mission is to build and maintain amazing gardens at as many restaurants and homes as possible.



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# Case Studies

## Co-Op Grocery Mandela: Oakland, California



- ▶ "Mandela is operated, centrally governed, and controlled by our worker-owners. Our structure and operations are guided by cooperative principles and a strong community centered mission. We source with intention from local farmers and food purveyors"
- ▶ "Shaped by an extensive community planning process, MMP's scope of work spans the entire food system, with an emphasis on building cooperative models of ownership: Production, Distribution, Healthy Food Access and Retail, Community Engagement and Education, Business Ownership and Community Capacity Building

### Over a Decade of Impact:

**\$4 million**

In new revenue generated at Mandela Food Cooperative.

**26 jobs**

Created or expanded

**64,000 pounds**

of local produce linked to food-insecure communities in Oakland

**700+residents**

Reported improved eating habits due to Mandela MarketPlace

**250 daily shoppers**

At Mandela Foods



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# Case Studies

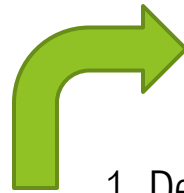
Local Sprouts: San Antonio, TX

Co-Op Grocery Mandela: Oakland, California



## Value it would bring to Frazier:

1. Keeps money circulating within their local economy
2. Provides more jobs to people who live in the area
3. Intentionally support minority-owned businesses



## Lessons Learned:

1. Deep, authentic community engagement is fundamental and necessary at all stages of development
2. Bring the right people and partnerships to the table with aligned goals
3. Invest early and intentionally in capacity building, training, and leadership development
4. Leveraging multiple funding sources is an important strategy for financing community development



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"When one part of the system  
is uplifted, it uplifts another  
part"

-Dana Harvey, Executive Director,  
Mandela MarketPlace



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# Thank You / Q&A





# APPENDIX



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# Development Process and Timeline

- ▶ Pre-development meeting - 2 weeks - 6 weeks to get scheduled with City.
- ▶ Development Impact Review -2 weeks - 4 weeks to prepare. 2 month - 3 month process.
- ▶ Preliminary Plat Submittal - 4 weeks - 6 weeks to prepare. 3 months - 4 months total timeline for approval.
- ▶ Construction Plan Submittal - 6 weeks - 8 weeks for plan preparation depending on scope. The plans are submitted separately in two packages to the City review authority, Sustainable Development. Typically approval through the Sustainable Development group can take 12 weeks - 24 weeks.
- ▶ Final Plat - 4 weeks - 6 weeks preparation. The Final plat should be prepared concurrently with the construction plans. Prior to the start of construction, the final plat will need to be filed.



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# Contact list

## City of Dallas contacts

### Sustainable Development Contacts

Margie Saabedra, coordination for predevelopment meetings -  
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Alireza Hatefi, Assistant Director of Sustainable Development (water /  
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Mina (Sam) Eskander, Sustainable Development Paving / Drainage  
manager - [mina.eskander@dallascityhall.com](mailto:mina.eskander@dallascityhall.com) - 214-948-4029

### Platting Contacts

Paul Nelson, Subdivision Administrator, head of surveying group -  
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# Contact list, Cont.

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James Yu, [james.yu@pelotonland.com](mailto:james.yu@pelotonland.com), 469-213-1800, Civil Engineer & Feasibility

Jodi House, [jodi.house@tbgpartners.com](mailto:jodi.house@tbgpartners.com), 214-909-7782, Landscape Architecture & Planning

Kellie Summerall, [Kellie.Summerall@obrienarch.com](mailto:Kellie.Summerall@obrienarch.com), 214-681-1442, Architecture & Design

Spence Miller, [spence@chaparralpartners.com](mailto:spence@chaparralpartners.com), 214-497-4329, Development Processes

Melisa Baune (Team Leader), [melisabaune@gmail.com](mailto:melisabaune@gmail.com)



**OPINION OF PROBABLE COST**  
**Hatcher Station**  
 City of Dallas, Dallas County, Texas

Date:

May 17, 2022

| <b>SUMMARY</b>                             |          |                        |                    |
|--|----------|------------------------|--------------------|
|  |          | <b>Hatcher Station</b> | <b>TOTAL</b>       |
| Site Items                                 |          | \$412,675              | \$412,675          |
| Water                                      |          | \$44,200               | \$44,200           |
| Sanitary Sewer                             |          | \$60,805               | \$60,805           |
| Storm Sewer                                |          | \$56,290               | \$56,290           |
| <b>SUBTOTALS</b>                           |          | <b>\$573,970</b>       | <b>\$573,970</b>   |
| Building Improvements - Shell Space Only   |          | \$2,160,000            | \$2,160,000        |
| Engineering & Surveying**                  | LUMP SUM | \$90,000               | \$90,000           |
| Maintenance Bond (1% of Site Costs)        |          | 1% \$6,140             | \$6,140            |
| City Inspection Fee (4% of Infrastructure) |          | 4% \$22,959            | \$22,959           |
| Contingency Costs                          |          | 20% \$138,614          | \$138,614          |
| <b>TOTAL CONSTRUCTION COSTS</b>            |          | <b>\$2,991,680</b>     | <b>\$2,991,682</b> |

**GENERAL NOTES:**

- 1) This estimate is based on the Conceptual Site Plan
- 2) A detailed survey of the route has not been provided yet. The route is based off of aerial data and lidar topographic information, and as-built plans provided by the city.
- 3) Costs shown herein exclude interest, legal fees, other services provided by others, off-site sanitary sewer pro-rata, off-site water line improvements, telephone service, off-site easement preparation & procurement, impact fees, or other costs not specifically addressed, such as connecting to sanitary sewer and water in the City of Anna, rock excavation, moisture conditioning of pads, jurisdictional determination and permit processing, and brick pavers. Engineering costs do not include cost for staking retaining walls.
- 4) This estimate does not include impact fees as a development cost.
- 5) Since the design professional has no control over the cost of labor, materials, or equipment, or over the contractor's method of determining prices, or over competitive bidding or market conditions, his opinions of probable development cost provided for herein are to be made on the basis of his experience and qualifications. These opinions represent his best judgment as a design professional familiar with the construction industry. However, the design professional cannot and does not guarantee that proposals, bids, or the development cost will not vary from opinions of probable cost prepared by him. If the owner wishes greater assurance as to the development cost, he shall employ an independent cost estimator.

| <b>Site Items</b>           |            |             |                   |                  |
|-----------------------------|------------|-------------|-------------------|------------------|
| <b>DESCRIPTION</b>          | <b>QTY</b> | <b>UNIT</b> | <b>UNIT PRICE</b> | <b>AMOUNT</b>    |
| Mobilization                | 1          | EA          | 25,000.00         | 25,000.00        |
| Erosion Control             | 1          | EA          | 35,000.00         | 35,000.00        |
| On-site Grading / Earthwork | 17,000     | CY          | 3.50              | 59,500.00        |
| 6" Concrete Pavement        | 2,350      | SY          | 60.00             | 141,000.00       |
| Pedestrian Paving           | 1,715      | SY          | 45.00             | 77,175.00        |
| Landscape Allowance         | 1          | LS          | 75,000.00         | 75,000.00        |
|                             |            |             |                   | <b>\$412,675</b> |

| <b>Water</b>                               |            |             |                   |                 |
|--|------------|-------------|-------------------|-----------------|
| <b>DESCRIPTION</b>                         | <b>QTY</b> | <b>UNIT</b> | <b>UNIT PRICE</b> | <b>AMOUNT</b>   |
| 2" PVC Water Service Line                  | 150        | LF          | 75.00             | 11,250.00       |
| Fire Hydrant Assembly (inc. 6" Gate Valve) | 2          | EA          | 10,000.00         | 20,000.00       |
| Connect to Existing Water Stub             | 5          | EA          | 2,500.00          | 12,500.00       |
| Trench Safety                              | 150        | LF          | 2.00              | 300.00          |
| Testing (Excluding Geotech)                | 150        | LF          | 1.00              | 150.00          |
|  |            |             |                   | <b>\$44,200</b> |

| <b>Sanitary Sewer</b>     |            |             |                   |                 |
|---------------------------|------------|-------------|-------------------|-----------------|
| <b>DESCRIPTION</b>        | <b>QTY</b> | <b>UNIT</b> | <b>UNIT PRICE</b> | <b>AMOUNT</b>   |
| Remove 8" Sanitary Sewer  | 240        | LF          | 40.00             | 9,600.00        |
| 8" Sanitary Sewer         | 265        | LF          | 110.00            | 29,150.00       |
| 6" Sanitary Sewer         | 100        | LF          | 85.00             | 8,500.00        |
| 4" Sanitary Sewer Manhole | 1          | EA          | 11,000.00         | 11,000.00       |
| Post Construction CCTV    | 365        | LF          | 5.00              | 1,825.00        |
| Trench Safety             | 365        | LF          | 2.00              | 730.00          |
|                           |            |             |                   | <b>\$60,805</b> |

| <b>Storm Sewer</b>   |            |             |                   |                 |
|----------------------|------------|-------------|-------------------|-----------------|
| <b>DESCRIPTION</b>   | <b>QTY</b> | <b>UNIT</b> | <b>UNIT PRICE</b> | <b>AMOUNT</b>   |
| Connect to Ex. Inlet | 1          | EA          | 2,500.00          | 2,500.00        |
| 18" Storm Drain      | 270        | LF          | 125.00            | 33,750.00       |
| Area Drains          | 3          | EA          | 6,500.00          | 19,500.00       |
| Trench Safety        | 270        | LF          | 2.00              | 540.00          |
|                      |            |             |                   | <b>\$56,290</b> |