



Dallas–Fort Worth



Center for
Leadership

PRESENTED BY ULI DALLAS-FORT WORTH

Tenth Street Freedman's Town Revitalization Project

TYLER BERNS, JASON BROWN, CHARLES HALEY, SAKI MIZUGUCHI, HOLLY ROOZROKH, JASON ROSS

CFL CLASS OF 2024

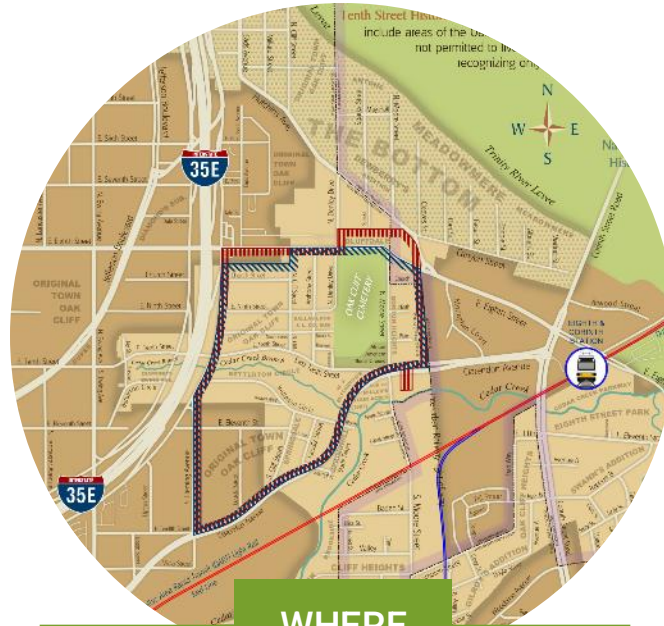
MAY 2, 2024

What/Where/Why Tenth Street?



WHAT

One of the few remaining
Freedman's Town in Dallas



WHERE

South of Trinity
East of I-35



WHY

Strengthen, supported,
stabilize

Vision Statement

*Together with our Partner Southern Dallas Progress CDC, our ULI mTAP team is committed to **inform and inspire** people around Dallas, Texas through the power of **unparalleled storytelling** of Tenth Street Historic District community's **strength, stability and resilience.***

What We Learned

Residential Association Meeting 12/13/2023

- Multiple individual projects & groups involved with Tenth Street:
 - BuildingCommunity Workshop
 - Leading Hub Rehab, Construction of Community Center, Leading Community Engagement
 - Texas A&M Architecture Program
- Tenth Street Residential Association (TSRA) & Southern Dallas Progress Development Corporation
- Issues with Crime and Safety within the Neighborhood
- ULI Class of 2024 Solution:
 - Creation of a website with current Work-Flow Processes that shows all the different parties involved, what they are achieving, order of operations, code compliance, house important city and neighborhood documents, and a calendar to track meetings/events/etc

What We Learned

Tenth Street Site Visit 2/10/2024



New Tenth Street Community Center planned to open June 2024 by BC Workshop

Planned to be renovated into ground floor retail with residential above



Multiple vacant lots along Tenth Street and within the neighborhood, all of which have its own history



Private investments in renovations and new residential builds in the neighborhood could be seen

Our Project



Dallas-Fort Worth

Tenth Street Website

10th Street Historic District

[About 10th Street](#) [District Map](#) [Upcoming Events](#) [Resources](#) [Twitter](#) [Facebook](#) [Instagram](#)

[Contact Me](#)

Dallas' 10th Street Historic District

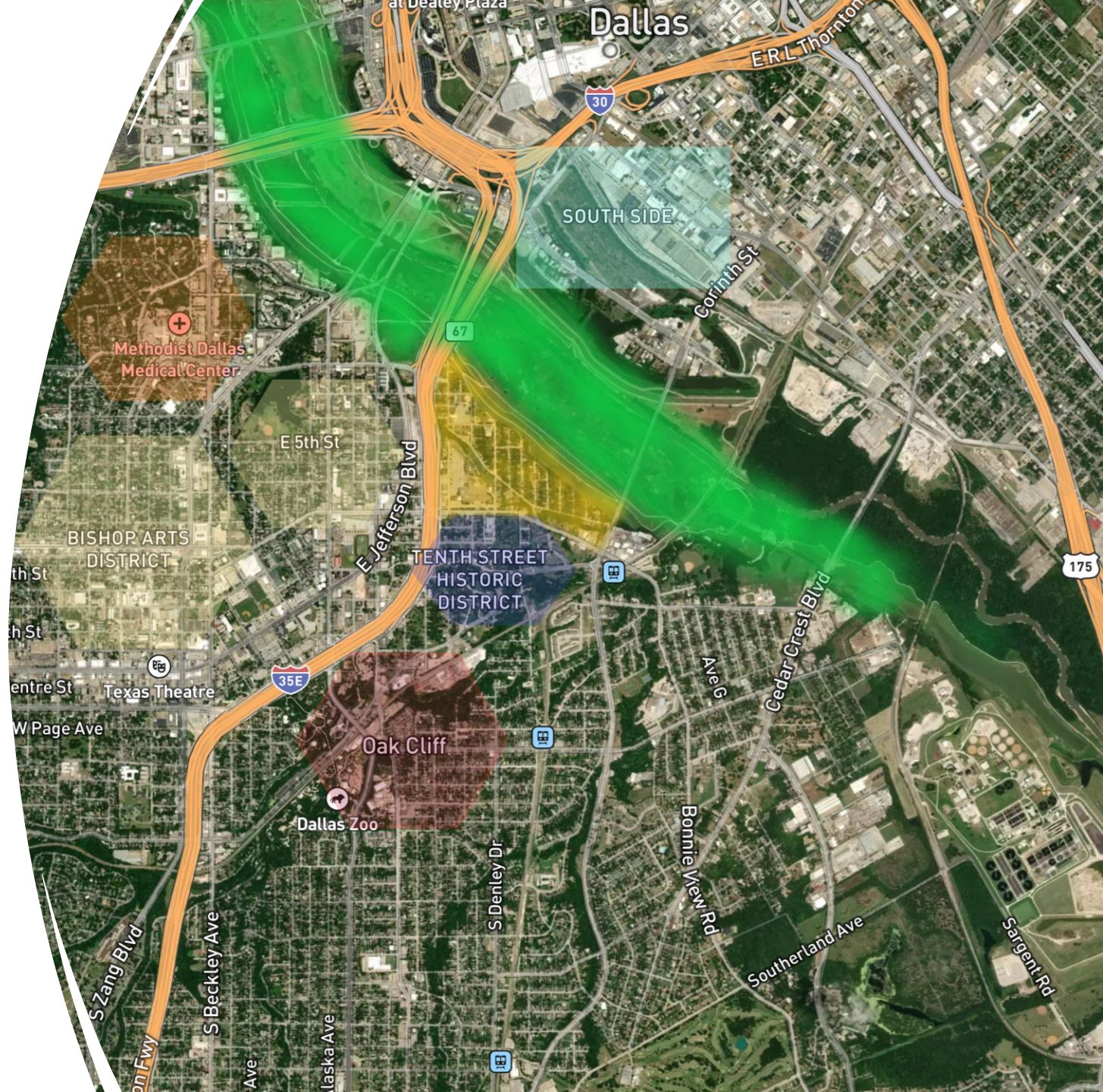
One of the only remaining intact Freedman's Towns in the nation.

Sign up with your email address to be notified when news and events are added.

Email Address

Sign Up

Market Study



Market Analysis

Key Neighborhoods, Developments, City Projects Near Tenth Street

- The Bottom – 126 AC neighborhood directly south of the Trinity River Floodplain
 - Largely being developed for affordable SFR Low & Medium Density
 - Median home prices range from \$120K - \$400K
 - Some High-Density Mixed-Use Development
- Bishop Arts/Kessler/Trinity Groves
 - Rising home, land, and development of projects all along these three very popular areas
- Oak Cliff
 - 2024 Bond Wishlist (voting May 4) - \$16m for new North Oak Cliff Library along with retail corridor that is also being proposed
 - Southern Gateway Park over I-35
- Trinity Park Conservancy
 - New plans for \$325 million project – making headway after release from Army Core of Engineers
- Dallas Zoo Improvements
 - 2024 Bond Wishlist - \$30m in improvements and new safari exhibit

Barriers of Entry & Strengths for Future Development

- Abandoned Properties – Title Clearing
- Development Costs due to National, State and Local preservation district restrictions in the area
- Lack of City Initiatives to Fund Improvements in this specific Neighborhood vs. Demolition
- Lack of Organization Between Groups

Strengths

- Location, Proximity to Downtown, Bishop, Oak Cliff, etc.
- History & The Neighborhood's Story
- Lots of Interest in the surrounding areas and in the neighborhood by different groups
- BC Workshop's Community Hub will be a natural meeting ground to strategize for future development for the neighborhood, non-profit, and all other groups involved

Model of Future Cash Flows

Speculative Scenario(s) of Development of Main Tenth Street Corridor

- Delivery to Client Two Models
- Focuses on the Potential Development Opportunities of the 10th Street Corridor
- Two Speculative Scenarios:
 - Destination Tourism – Historical focus on what was existing with onus on preserving the history of the neighborhood. Onus on grant/fund donations.
 - Mixed Use Retail/Office - Opportunity based on surrounding market data to generate cash flows via pure outside development.

Next Steps

After mTAP and Beyond

**Website
Handoff**



**New Community Center
Opening Event**

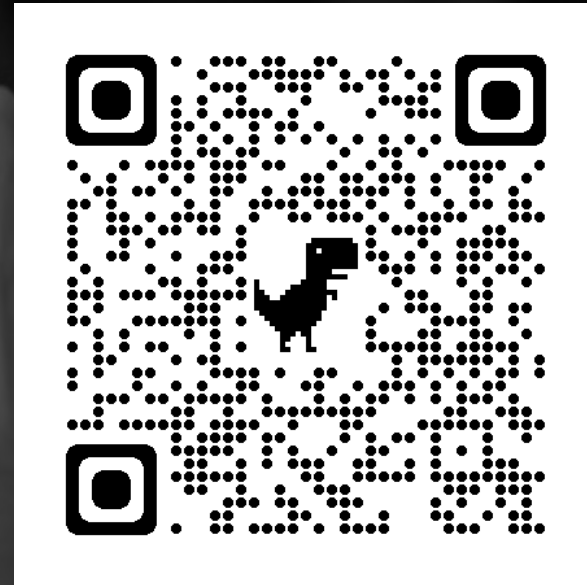


Recognition and Growth



Q&A

QR code to the website:



[Contact information.uli.org](https://www.contactinformation.uli.org)