

THE TIMELINE

City officials and neighbors began discussing redevelopment of the Oak Cliff Gateway area decades ago. Since then, the Bishop/Davis area has been rezoned, and building projects have begun to bud all over our neighborhood. As major redevelopment is expected to crop up in Oak Cliff over the next few years, here is a look back at how we arrived.

TIF FORMS

1992
Dallas City Council forms a **TAX INCREMENT FINANCING DISTRICT (TIF)** in hopes of encouraging development in the Oak Cliff Gateway, described as an area including Methodist Dallas Medical Center, Lake Cliff Park and the former site of Burnett Field. Five years later, the district's property values had increased only slightly.

July 2001
The improved Bishop Arts District debuts with new curbs, streetlights, **BRICKED SIDEWALKS** and benches, among other amenities.



September 2004
Bishop Arts businesses including Vitto's Italian, a now-defunct restaurant that occupied the space that currently houses Odd Fellows, complain that the city won't allow them to use the public right of way to create outdoor seating.

April 2006
Evergreen Realty spends about \$20 million to renovate the 1929 Lake Cliff Tower in the Oak Cliff Gateway. About \$4.1 million of that was reimbursed through TIF funding. The project resulted in 53 condos that first entered the market for \$200,000-\$800,000.

2006
Real estate developer INCAP Fund begins spending \$200 million to buy up old apartment complexes in Oak Cliff with plans to build new multifamily and retail projects. The now-defunct company demolished the run-down apartment complexes, making available, by May 2008, some 200 acres of land to be redeveloped in our neighborhood, mostly near West Davis and Fort Worth Avenue.

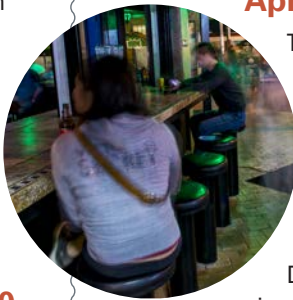


April 2008
Mixed-use building projects in Downtown and Uptown stall as the city's commercial real estate market falters following the housing crisis.



Late 2009
INCAP Fund defaults on its loans, and Amegy Bank takes back properties, including the former sites of apartment complexes on West Davis, near Hampton and Rosemont.

February 2010
Dallas wins a \$23 million grant from the federal government to build a streetcar from Union Station to Methodist Dallas Medical Center.



August 2010
City council approves the Bishop/Davis rezoning plan. That changed the rules to allow for building heights up to five stories, to reduce parking requirements for old buildings and to discourage automotive-oriented businesses for 340 acres surrounding Bishop Arts.

2011
Donors including Methodist Health System and AIDS Services of Dallas donate to a \$50,000 fee for Good Fulton & Farrell to draw up a rezoning plan for the Oak Cliff Gateway, based on suggestions from a city council-appointed committee. Some neighbors and real estate developers criticized the plan for failing to address complete streets.



November 2010
Dallas voters approve allowing **ALCOHOL SALES** in Oak Cliff and other "dry" areas of Dallas. That made it easier for restaurants such as Ten Bells Tavern and Stock & Barrel to open.



Summer 2013
Real estate developer David Spence buys the circa-1922 shopping center on West Davis at Tyler with plans to redevelop it as a campus with shops and restaurants. **OAK CLIFF COFFEE ROASTERS** was just about to launch its Davis Street Espresso coffee shop in an adjacent former body shop.

November 2013
Scott Griggs wins re-election in the newly drawn Dallas City Council District 1. His campaign promises to move forward on the Oak Cliff Gateway.

March 2014
The Oak Cliff Chamber of Commerce plans to buy a former doctor's office on North Bishop for its own offices but finds the Bishop/Davis zoning doesn't allow for office-only uses. People who worked on the Bishop/Davis zoning said that the office prohibition was a mistake and that they didn't know how it made it to the final version.



February 2014
Oak Cliff residents Kacy and Dana Jones announce their plans to renovate the circa-1922 **CANNON'S VILLAGE SHOPPING CENTER** on West Davis at Edgefield, which they had bought in December. The Joneses are renovating the ground-floor retail spaces and converting the second story into two apartments, where they plan to live. The building has no designated parking spaces, which made the historic building almost impossible to use for a shop or restaurant before the Bishop/Davis zoning.

May 2014
STOCK & BARREL opens in the old Safety Glass Co. building. The stretch of West Davis between Zang and Bishop started filling out this year with restaurants including Pier 247 and Cretia's. Those places would be infeasible without the decreased parking requirements of the Bishop/Davis zoning.



April 2014
Bishop Arts developer Jim Lake Cos. breaks ground on its renovation of the Jefferson Tower. Restaurants and apartments are set to open there soon.

May 2014
Cienda Partners buys the Oak Farms Dairy plant and adjacent Burnett Field with plans to resell the site to a developer who would build residences, shops, restaurants, offices and parking.

July 2014
A city staff-authored **OAK CLIFF GATEWAY PLAN** goes to the city plan commission. Gateway committee members object to the plan, saying their years of work on the plan, as well as the Good Fulton & Farrell study, had been ignored. The plan calls for the zoning case to be reopened and reviewed five years after it is approved.



June 2014
In its "architecture at-risk list," the Old Oak Cliff Conservation League points to the Magnolia at Bishop apartments, constructed after the Bishop/Davis rezoning, as an example of the plan's lack of architectural standards.

August 2014
GRIGGS says that he is working on a transportation plan for the Gateway and that he intends to move the overall plan through city council by the end of the year.



September 2014
Real Estate developer Farrok Nazerian and his son, Michael, announce a \$40 million plan to redevelop 32 parcels between Bishop Arts and the Jefferson Tower into shops, restaurants and apartments with an underground parking garage.