



Let the Chamber be your Guide

2019 ECONOMIC DEVELOPMENT REPORT GREATER EAST DALLAS



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CHAIRMAN'S LETTER



Mike Nurre has lived in far east Dallas since 2001. He is cofounder/co-chair of the Greater Casa View Alliance (Oates to LBJ along Ferguson) and his day job is investment banker with his own firm, Michael T Nurre & Co. Mike and wife Betty are proud grandparents of 5.

Welcome to the Crystal (15th) annual Economic Summit sponsored by the Greater East Dallas Chamber of Commerce (GEDCC). As Chairman, I assure you that we are excited you are here!

Our theme this year “East Dallas Works..... resonates throughout the Chamber’s entire membership.

If you are a member (if not, why not?), you already get this tagline. It is just a Greater East Dallas Chamber truth that businesses and nonprofit members alike know and practice this “East Dallas Works” every day.

East Dallas Works...

- ***Because*** we have a small town feel that permeates even our business interactions whether it is B to B or B to C.
- ***Because*** using GEDCC as a resource, even if just as a road map, today’s members and those who come after us will be able to help develop extraordinary businesses. The ulterior goals being: to attract the middle class back to the city, to excite all with fair pay and affordable housing, and at the same time, to retain exceptional residents/business owners.
- ***Because*** GEDCC provides a very active neighborhood business organization to help promote the area’s Lake and Garden identity, its pride of appearance, its collective “can do” spirit, and its sense of place.
- ***Because*** we in East Dallas know whether a glass is half full or half empty depends if one is drinking or pouring! Now optimists will say it’s half full, pessimists will say half empty, realists say whatever; but East Dallasites are opportunists who will say nothing but drink it!
- ***Because*** GEDCC’s passion to serve is genuine and ongoing. For example, our new Mobile App is continually being updated. We will also have to remain nimble with 1 of every 3 voters next year being millennials!
- ***Because*** GEDCC’s membership is as diverse as the community we serve. Our recent annual Chamber Business/Organization awards winners included 3 outstanding Non-profits, along with an 89-year old historic firm, a growing destination restaurant, and 2 new entrepreneurial businesses.
- ***Because*** the goal of GEDCC is to help make lasting and distinctive improvements in the functioning of operating businesses/nonprofits based on the ideas/feedback of its members.
- ***Because*** it is a community of participation! From the largest number of neighborhood organizations in the entire City to a Chamber that has almost doubled its membership in just 2 years.
- ***Because*** GEDCC offers input into decisions that may affect its constituencies; and then monitors the process whereby those are made.
- ***Because*** of our wonderful Board of Directors- self-starters all. My thanks to each of them and to all the 2019 members

So East Dallas does work... But we need YOU! If you cannot join us at GEDCC, then join somewhere, lean in, contribute, give back, pay it forward, pitch in, do something, so much is needed to get done in East Dallas.

Happy trails,

Mike



Chamber Chairman Mike Nurre, Pete Sessions, and Jesse Simmons.

2019 CHAIRMAN'S AWARD

Jesse Simmons

BOARD OF DIRECTORS

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2019 BUSINESS OF THE YEAR WINNERS

Business of the Year
Highland Park Cafeteria

Chairman's Business of the Year
Ferguson Road Initiative

Entrepreneur of the Year
Element Dallas Downtown East

Live Local Business of the Year
20 Feet Seafood Joint
Good Local Markets
Greenville Avenue Pizza Company

R. S. Munger Business Pioneer Award
Promise of Peace Gardens

People's Choice Business of the Year
Jesse's AC & Appliance Repair

Runners Up: *Sign Dreamers of Dallas & Park Cities, East Dallas Automotive*



Front Row - Vikki Martin, Ferguson Road Initiative; Erika Konig and Carina Trejo, Element Dallas Downtown East; Sammy Mandell, Greenville Avenue Pizza Company; Sue and Marc Cassel, 20 Feet Seafood Joint; Back Row: Chamber Chairman Mike Nurre; Jesse Simmons, Jesse's AC & Appliance Repair; Casey Cutler, Good Local Markets; Elizabeth Dry, Promise of Peace Gardens; Jeff Snoyer, Highland Park Cafeteria.

MILESTONE ANNIVERSARIES FOR EAST DALLAS BUSINESSES

90 years - Woodrow Wilson High School
80 years - Corinthian Sailing Club
60 years - Lake Highlands Book Review Club
60 years - City Hospital at White Rock
50 years - Royal Oaks Country Club
50 years - Dallas 24 Hour Club
40 years - Holidays in the Highlands
40 years - St. Patrick's Day Parade on Greenville Avenue
35 years - La Popular Tamale House
35 years - Blue Goose Cantina
35 years - Sergio's Jewelry

35 years - Market in the Meadow
35 years - Anonymously Yours Resale
35 years - Panda Express
30 years - White Rock Lake Foundation
30 years - Artistik Edge
20 years - Comedy House
20 years - Doggie Den Dallas
20 years - Echo Theater
20 years - Jesse's AC & Appliance Repair
10 years - A Peep at the Coops benefiting Moss Haven Farm

RETAIL

Casa Linda Plaza

Mr. B has been with **Highland Park Cafeteria** for 63 years. **Maya's Modern Mediterranean** opened in Casa Linda in the space vacated by Alligator Café. **Limber Studio** at Casa Linda Plaza challenges conventional approaches to fitness and inspires new habits for real-world functional strength and improved health. **Zaap Kitchen Lao & Thai Street Eats**, a Greenville Avenue restaurant that serves food from Laos and Thailand, is opening a location at Casa Linda Plaza in the same quadrant as Petco. **Chiloso Mexican Grill**, which has six locations around DFW, is preparing to open in Casa Linda Plaza near Petco. The food is Mexican concept that loosely follows the Chipotle style. Owner David Balli used to live in the area and has a connection to the neighborhood



Rodeo Dental at Casa View Shopping Center



Robby Salinas and Russell Birk at Maya's Modern Mediterranean ribbon cutting.

Greater Casa View (From Oates to LBJ along Ferguson)

Redevelopment efforts for the **Casa View Shopping Center** continue to create new retail and dining opportunities at the intersection of Ferguson and Gus Thomasson. In recent months, businesses like **Stone's Ace Hardware**, **Pet Supplies Plus**, **Tacos y Mas**, **Workout Anytime**, **Casa View Villa Nail Salon**, and **Rodeo Dental** have opened their doors alongside perennial favorites like the Arcade Barber Shop, Hit Records and Shipley Do-Nuts. With the recent renovations to the courtyard area, other food and beverage options like **Zero Degrees** smoothies and snacks will be adding even more variety and energy to the area.

Just a few miles from the shopping center, at the northwest corner of Shiloh and Centerville, the **Estates at Shiloh** will bring new construction and much-needed affordable housing options to seniors looking for an active lifestyle, a sense of community, and a campus designed for aging in place. The gated community will include townhomes and congregate living, with one- and two-bedroom apartments available. Residents will also enjoy free community transportation, exercise classes, arts and crafts, and ample greenspaces connected by walking trails.

Deep Ellum

Uber Technologies, Inc. has agreed to locate a new administrative hub housing corporate functions in Dallas at **The Epic** tower under construction in Deep Ellum. **The Biscuit Bar** will open at **The Epic**, the mixed-use project at 2550 Pacific Ave. combining office, residential, and hotel. **Citizen Dallas** is a glossy bar on Fairmount which is relocating to a vintage building at 2511 Swiss Ave. by the Deep Ellum DART Rail station.

Deep Ellum Cont.

Elm Street: Comedy House, the Deep Ellum staple, which has been around since 2009, will make its long-anticipated return in a new location at 3036 Elm and will have a restaurant, beer garden and co-working space. **Sweet Dessert Bar**, 2650 Elm St., is a new dessert shop and with small bites, cocktails, and desserts. Hide bar at 2816 Elm Street is known for its signature cocktails. **Off the Cuff** is a new restaurant-bar at 2901 Elm St. in the former home of Craft Junction Kitchen and Kitchen LTO. **Magical Dessert Bar** is a whimsical new shop at 2646 Elm St., where everything is pastel iridescence. The restaurant at the **Deep Ellum Hostel** formerly known as Izkina has become a more casual concept called **Booty's**, which will serve cocktails and international street food.

Main Street: After eight years on Henderson Avenue, the retro-inspired club **Beauty Bar** has moved to 2805 Main Street. **Sneaker Politics** is a 3,400-square-foot store, located at 2822 Main Street near BrainDead Brewing and baseball bat company Warstic. **The Point Skate Shop** is a new skate shop at 2820 Main Street offering full service skateboarding from boards, trucks, wheels, shoes, apparel, and provides lessons on an indoor wooden bowl. **Pedego Electric Bikes**, the nation's No. 1 electric bike brand, has opened a store at 3601 Main St., in the historic Brake & Clutch building, across from the Cold Beer Co. **Punch Bowl Social** at 2600 Main street is the 17th location for the Denver-based company. It combines food and beverage with games and social activities including ping-pong, darts, board games, classic video games, bowling, and private karaoke rooms. **Crowdus Bar** at 2721 Main has taken over the corner space previously home to Drugstore Cowboy and is an homage to the disco era with the sights and sounds of an early '80s disco. **Upstairs Circus** is a Denver-based bar-meets-shop-class concept opening its first outlet in Dallas at 2810 Main Street. You can make jewelry, art, woodworking, and leather items, while simultaneously drinking cocktails, beer, or wine — like concepts already in Dallas such as Pinot's Palette and Painting With a Twist. **Monkey King Noodle Company** at 2933 Main Street serves noodles, soups, and dumplings, will open a second location in Fort Worth. San Antonio based **Merit Coffee** is at 2639 Main St., following a successful launch in Austin. **Crossroads Trading Co.** sells gently used clothing for cash or trade, keeping clothing out of landfill. The store is at 2646 Main St., in a location that was previously occupied by Life of Riley.

Commerce: RBC, the little bar at 2617 Commerce St., sandwiched between Twisted Root and the new Punch Bowl Social, has a new makeover designed to accommodate the changing profile of the neighborhood. **Ebb & Flow** is a new restaurant at 2651 Commerce St. which used to be the Parlor on Commerce. Its owners also have the Bomb Factory and Trees. **Flea Style**, a grassroots vintage flea market at 3009 Commerce Street, is expanding to a second location with a restaurant at The Star in Frisco. **Sugar Fang** is a new vegan bakery, serving vegan muffins, cakes, pies, and rolls. It's from the team that owns Braindead Brewing Co. and will operate out of the Bowls & Tacos space at 3400 Commerce. **Hibiki** opened at 2651 Commerce St., in the space that was previously Amsterdam Falafelshop, next-door to the now closed Parlor bar. Tanoshii Ramen at 2724 Commerce Street, quietly transitioned from classic, old-school ramen spot to new ownership and emerged with a new menu as **Ichigoh**.

Closings: Baker's Ribs moved after 31 years, Glazed Donut Works, The Pharmacy, Wild About Harry's, Bowls & Tacos, Curtain Club, Don't Tell Super Club.



Punch Bowl Social combines food and beverage with games and social activities.

East Dallas

La Popular Tamale House is now at 4823 Bryan Street. **Khao Noodle Shop** at 4812 Bryan St. was named by Eater as one of its 16 best new restaurants in America for 2019. Chef-owner Donny Sirisavath was a nominee for Rising Star Chef of the Year in the 2019 CultureMap Dallas Tastemaker Awards. **Top Round**, the quick-serve concept from Los Angeles opened at 4800 Bryan Ave. Dallas is the fourth location for this chef-driven restaurant, following locations in Los Angeles, San Francisco, and Irvine, California. The location now features other food destinations such as Jimmy's Italian, Khao Noodle Shop, Pickletopia, and La Popular Tamale House all nearby. Chef Misti Norris, owner of East Dallas eatery **Petra and the Beast**, is one of Food & Wine's 10 best new chefs in America.

Southern Classic Daiquiri Factory serves Southern favorites like gumbo, fried catfish, red beans and rice. It features 15 flavors of daiquiris, three versions of the New Orleans hurricane, and other signature drinks. The restaurant at 3113 Ross Ave. occupies the space that was formerly Pilikiais tiki bar at 3113 Ross. **Toller Patio Kitchen + Bar** at 3675 Ross Avenue is a half-sibling to Hide in Deep Ellum, and is now open for business with 12 cocktails on tap, beer, wine, and a from-scratch menu of American classics. The restaurant has 15,000 square feet and is notably dog-friendly; it's named after the Tolling Retriever dog breed. **Ross & Hall Kitchen + Beer Garten**, at 3300 Ross Ave., is in a unique renovated building with a large dog friendly patio. The space was originally home to Little Woodrow's. **Back Home Barbecue** restaurant and drive-through at 5014 Ross Ave. has closed its operation as a dine-in spot. It has been taken over by its sibling Big Box Catering, and will be used for catering, delivery, and pick-up.



Toller Patio + Kitchen has a notably dog-friendly patio.

Fair Park

Fair Park First, the nonprofit acting as the private professional manager of Fair Park, is working on revitalizing the 277-acre campus. It is seeking tenants for three vacant spaces and inviting local organizations to submit proposals.

Maestri Studio | Gallery at 401 Exposition Avenue started as an Architecture and Interior Design studio and has transformed into design, art, and all things modern and unique with regional artists, works found afar, a curated selection of retail goods, as well as a furniture collection. They are style-purveyors, statement makers, and believers in enlightenment by inspiration and beauty.



Maestri Studio | Gallery

Ferguson Road Initiative

Ash Creek Greenbelt Project - The City of Dallas received in January a \$20,000 grant awarded from the **Urban Land Institute (ULI)** in partnership with **The Land for Public Trust (LPT)** and the **National Recreation and Park Association (NRPA)**. The goal of the ULI "10-minute Walk to a Park" grant is to help ensure that lower Ferguson Road corridor residents have access to parks, trails and green spaces within a 10-minute walk from their homes. The grant's scope of study also includes how the Ash Creek Greenbelt, the White Rock Hills Park (under construction), the future trail connections and the White Rock Hills Park and Community Recreation Center can serve as a catalyst for quality economic development in the **Ferguson Road Initiative** community.

To accelerate the process for achieving this goal, a **Technical Assistance Panel (TAP)** will be assembled this fall. This team of professional experts will volunteer their time and knowledge in a two-day intensive workshop to come up with creative and pragmatic approaches to address local planning, urban design and financing challenges.

Currently, thousands of underserved children, families and seniors do not have access to recreation opportunities in the lower Ferguson Road corridor. The City of Dallas Park and Recreation Department has asked FRI to help facilitate stakeholder engagement in the TAP process. Together, we are creating a briefing book for the TAP to use as a resource to better understand our community. FRI is also connecting with various stakeholder groups (both residential and commercial) in the community to solicit ideas, challenges, and concerns as we develop our 10-Minute Walk to a Park Campaign in Far East Dallas.

David Weekley Homes is building 35 single family townhomes at 2015-2011 Highland Road, next to the future CENTER. The homes in this gated community will be 1,600+ sq. ft. and will sell for \$350,000-\$400,000. The **Ferguson Townhomes** development broke ground this summer. Ten townhomes are being built at 7839 Ferguson Road. Each townhome will average 1,650 sq. ft. and will be marketed to the middle-income community with a focus on educators, and fire and police personnel. Anticipated cost for these town homes will be between \$250,000-\$300,000. **Le Reve Rehabilitation & Memory Care** opened at 3309 Dilido Road.



Ribbon Cutting for Le Reve Rehabilitation & Memory Care

Garland Road

Honduras Fresh Coffee is an independently owned coffee shop at 9219 Garland Road near the Dallas Arboretum, serving coffee, espresso, paninis and pastries, and Honduras fresh coffee. Good Records moved to Garland Road next to **Good Pagoda**. The strip location also has **Lounge Here**, **Echo Boutique** and **Humble Pie**. Casa Linda Lover's Pizza & Pasta combined with Benny's Classic Grill at 10302 Garland Road. It has been renamed Lovers Pizza, Pasta & Grill still retaining the full menus of each entity. The Inventors Lounge will open at 9913 Garland Rd., next door to the Royal Pour.

The Mix Coworking & Creative Spaces/Kitchen is located in the basement level of the historic White Rock United Methodist Church, The Mix features a wide-open coworking space, with plenty of smaller spaces to work with small groups or simply a space for oneself.



Good Records relocated to Garland Road.

Lower Greenville

Eastside Social at 1928 Greenville Ave. is a new rooftop bar with fried chicken, foosball tables, and boozy snow cones. It used to be home to the restaurant Nora. This is the third concept from Laurel Concepts, a California-based company that opened **Laurel Tavern** and the **Wah Wah Room**, a retro-styled bar in the former Ceviche space. All three are located along the same 1900 block of Greenville Avenue. **Three Egg Muffins** is an eatery across from Snuffer's and will serve all-natural muffins stuffed with eggs, ham, vegetables and fruit. **Botolino Gelato Artigianale** will open a second location at Preston Royal Shopping Center in 2020. **Blue Goose Cantina**, which has been a Lower Greenville institution for more than 35 years, will open its first location in Fort Worth's University Park Village. **Louie King BBQ** opened briefly in the former **Daddy Jack's** space at 1916 Greenville and is now Smokin' C's BBQ. Biscuits and gravy are lauded at **Jack's Kitchen** located at 6041 Oram St., a new restaurant concept from Jack's Southern Comfort, providing locally sourced, soul satisfying food. **Hinodeya Ramen & Bar**, which comes from Tokyo and brings a new kind of ramen to Dallas, has opened at 2023 Greenville Ave., in the space previously occupied by BB Bop.

Alamo Club opened in the old Blind Butcher space. **La La Land Kind Cafe** is a coffee shop employing foster kids who are aging out of the system. Young employees, ages 17 to 23, will learn to be baristas, cashiers and chefs. **Flatbread Company** will open at 1430 Greenville Ave. in the space where a number of automotive centers were located. **Desert Racer** is a Baja-style restaurant at 1520 Greenville Ave, which was most recently the location of Austin-based gastropub Haymaker. **Sam's Club now** is its own version of Amazon Go with no cashiers or registers. **CBD American Shaman** opened at 3611 Lower Greenville.



CBD American Shaman opened on Lower Greenville

Closings: Don Chignon, Taco Stand, BBBop, Dude Sweet Chocolate, Pints & Quarts, Transit Bicycle Co., Rocko's Lounge Pizza & Wings.

Upper Greenville Avenue

Shake Shack opened in the former Fuddruckers on Greenville Avenue near Lovers lane.

Henderson/Fitzhugh

Vintage Martini renovated their store on Henderson Avenue and changed the name to **Martini Consignment**. The former space occupied by Victor Tango's is now home to Felix Culpa. After eight years on Henderson Avenue, the retro-inspired club **Beauty Bar** next to Barcadia and Houndstooth Coffee, has moved to main

street in Deep Ellum. Its original location will be torn down and replaced with condos. A multi-level, 13,000 square foot bar called **77 Degrees** is a Caribbean themed destination with a rooftop bar located at 2107 N. Henderson Avenue.

Shaman Modifications, at 502 S. Fitzhugh, is a piercing studio which opened in a refurbished 1920s era and is owned by Pineapple Tangaroa. **Hungry Belly** opened in the space formerly occupied by Mamasan House of Poke at 2818 N. Fitzhugh Avenue. The owners of the taqueria **El Come Taco** opened the new cocktail bar **La Viuda Negra** at 2513 N. Fitzhugh Ave., serving mezcal-inspired cocktails in East Dallas.



Lake Highlands

Costco is spending almost \$10 million to renovate a former Sam's Club space on Park Lane at Greenville Avenue. It will be a **Costco Business Center**, catering to businesses within a 40 mile radius. **Yogi's Home Plate** is a new sports bar under construction next door to Alamo Draffthouse.

The **Lakeridge Shopping Center** has undergone total transformation. SHOP Development is overseeing the \$26-million renovation, and the City of Dallas offered about \$4 million in economic incentives through the Skillman Corridor TIF District.

New Stores opening: The Store in Lake Highlands, Phoenix Salon Suites, Vector Brewing, Associates Realty, Taco Joint, RM 12:20 Bistro, Lake Highlands Nail Spa, and Sharky's Cuts for Kids. **Yoga Art Music** was opened by Lake Highlands residents to create a community based space to highlight local yoga teachers, artists and musicians. YAM's beautiful studio features some of Dallas' best local artists. BYOB music events will be featured throughout the year and the space is for rent.

Medallion Center: **Smallcakes** opened in the former home of Jenny Craig. **Kohl's** store at Medallion Shopping Center is under renovation to make space for a **Planet Fitness**. The Utah-based **Even Stevens Sandwiches** is opening a location. **Shops that closed:** Fronrunner Comic and Games, Erika's Salon, Urban Thrift, Lake Highlands Creamery, Showtime Dog Grooming, Senri Par Asian Grocery, and Offshore's Nextdoor. **One90 Smoked Meats** will move into the former Atomic Pie space in mid-fall. USA Today recently named One90 Smoked Meats one of the top ten barbecue spots in the Metroplex.

Stores planning to relocate: **My Office** (now located at 10228 E. Northwest Highway), **Lots of Luv Childcare** (now located at 10130 Royal Lane), **Big Coin Laundry**, **Atomic Pie**.

Remaining stores: **Crossfit Lake Highlands**, **La Michoacana**, **Wildcat Automotive**, **Clean Care Cleaners**, **Subway**, **QT Nails**, and

Valentino's. Lake Highlands Strength and Conditioning has become THE GYM and is still in the same shopping center, but has moved to suite #222. **SoCo (Southern Comfort Bistro)** will open in the space formerly occupied by My Office.

Lake Highlands Town Center has expanded with **First Watch**, which is also opening a second location on Northwest Hwy. at the High Point Shopping Center, **Verizon**, **Starbucks**, and **Local Residential Realty**.

Herb's Paint and Body Shop, owned by the Walne family since 1956, recently sold to **Calibur Collision**.

District 9 Draught Haus is named for the East Dallas council district in which it resides. **Green Oaks Physical Therapy** is an outpatient physical therapy practice that specializes in orthopedic rehabilitation and sports injuries.

High Point Crossing- NWY & ABRAMS: The shopping center was leased out quickly with **Navy Federal Credit Union**, **Explore Horizons**, **Northeast Dallas Dentistry**, **Academy Sports + Outdoors**, **Chipolte**, **AT&T**, **EyeLab**, **Great Clips**, **Dunkin'** (formerly Dunkin' Donuts), **Marshall's**, **Burlington**, and **Five Below**. **First Watch**, a national chain known breakfasts and heart-healthy lunches has a location here and also another at Lake Highlands Town Center.

DQ has opened a new store near Home Depot. **Dog Haus Biergarten** is expanding to Lake Highlands in late 2019. **Brick House Burgers and Shakes** opened in the former space of **Deep South Burger** near Skillman and Audelia.

Varsity Grill, the old-fashioned burger joint, closed after nine years.



Smallcakes is open in Medallion Center.

Lakewood/Mockingbird Lane

The iconic Lakewood Theater is home to a new bowling alley called **Bowlski's**. It has 10 bowling lanes and many of the building's trademark features were preserved including murals, original bathroom tile, and the mirrored ceiling, which is shaped like a piano and a second-floor lounge with pool tables. Next door, the legendary **Balcony Club** was purchased by three friends who plan to maintain the club's spirit.

The **Good Local Markets** opened another location at the **Lakewood Village Shopping Center** on the corner of Mockingbird and Abrams which operates on Sundays from 9 a.m. to 2 p.m. **Utopia Food + Fitness** opened next to Taco Joint, providing healthy



Bowlski's Lakewood Theater

meals and short workouts to busy families and professionals. **ASI Gymnastics** will open in the former Albertson's.

The Little Gym and **Dallas Swim Kids** are merging into one space at Hillside Village. The Dallas Swim Kids space will become **Haystack Burgers and Barley**. **Hillside Tavern** has opened in the former PJ's Fine Wines. **Visionworks** closed and will become the **Original ChopShop**, a fast-casual salad and sandwich shop from Arizona.

Dickey's has upgraded the original Dallas barbeque joint with an outdoor patio, offering a full bar service with happy hours and late night menu.

Round Table Pizza will open its second area location in Dallas at 5600 SMU Blvd., on the ground floor of the Mockingbird Flats building, in a space that was previously home to **Nodding Donkey** and, more recently, **Seven Five**.

Turquoise and Lavender is a high-end luxury boutique specializing in antiques, original art, home accessories, jewelry, gourmet goods, and organic spa and wellness products. **Yogurtland** opened at 1910 Abrams Rd. in the space was formerly occupied by **Yumilicious** in Lakewood Shopping Center. Dallas doughnut destination **Jarams** opened at 2117 Abrams Road. **Kozy Lakewood** opened in the dearly beloved ex-Dixie House space at 6400 Gaston Ave. **Kozy** was located on McKinney Avenue for 15 years and was a gluten-free pioneer, introducing gluten-free dishes and a wide range of gluten-free cakes. **Snowbaby** was voted among best shaved ice in country by Food Network.



Eddie Bickers, owner of Turquoise & Lavender, a high-end luxury boutique

Walnut Hill/Central Expressway

The Hill Shopping Center, Walnut Hill Lane and US-75, new tenants: the second location of **Empire Baking Company**, **Pokeworks**, **Sushi de Handroll**, **Hello Dumpling**, **Kibble Pet Grooming**, **Pop Factory** artisanal popsicles; **Shine Hot Pilates + Sculpt**, **Casa Verona**, **Hiatus Spa + Retreat**, **Hat Creek Burger Boardroom Salon for Men**, and **Sauce Pizza**. **Camp**, a family experience store from New Your City, is opening its first Texas location. Inside **Camp** are interactive displays where children can play with merchandise while parents shop. **Bellagreen** will open a second location at Park and Preston in Plano. The Hill will host **The Boho Market** every fourth Saturday of the month from now through December. Eventually, it will expand to also include a farmer's market as well. **Dick's Sporting Goods** will relocate from The Shops at Park Lane to the former Toys R Us on Central Expwy.

Red Hot and Blues BBQ underwent a \$2.5M renovation which included a large patio and became **RHBQ** for a short time before being renamed **HQ Prime Beer Garden**.

TruFusion is a mega-fitness studio from Las Vegas, which houses five studios under one roof. A major investor is former Texas Rangers Baseball slugger **Alex Rodriguez**. The 12,210-square-foot studio offers heated and unheated yoga, cycling, boot camp, barre, and Pilates. There are 65 class styles, up to 240 group classes per week, and taught by certified instructors.



Pokeworks at The Hill on Walnut Hill Lane.

TRANSPORTATION

LBJ East - Texas Transportation Commission members unanimously approved the advancement of the long-awaited **LBJ East** construction project that would add one lane in each direction on the highway between U.S. Highway 75 and I-30, add continuous frontage roads and revamp the toll lanes. **LBJ East** will have 12 total – five free and one tolled on each side. The 11-mile, \$1.6-billion project is estimated to be complete in late 2024 if it stays on track. **McDonald's** and **Metroplex Piano** along **LBJ** have closed their doors to make way for construction.

3G – Garland/Gaston/East Grand - The Texas Department of Transportation is moving forward with its preferred option of

the “reverse T” at the east Dallas intersection of **Gaston Avenue**, **Garland Road** and **Grand Avenue**. It will be a \$9.4 million gateway to **White Rock Lake** and the **Dallas Arboretum**.

The east-west thoroughfare that is **Abrams Road**, **Columbia Avenue** and then becomes **Main Street** will be reconstructed with bond funds approved in 2017. It will shrink the roadway from six lanes to four lanes, with the addition of two new bicycle lanes and a widening of the sidewalks. The reconstructed portion will span from **Canton Street** near **Deep Ellum** to **Richmond Avenue** near **Lakewood**. **Bike lanes** will be included on **Columbia Avenue** and **Abrams Road**, but not on the **Main Street** portion.

HOUSING / REAL ESTATE

The **Element Dallas Downtown East hotel** at 4005 **Gaston Ave.** was repurposed from the former **Dallas Health Rehabilitation Building** across from **Baylor Scott & White hospital**. The hotel features two 3,000+ square foot suites on the top floor, a large breakfast area, indoor pool, multiple conference rooms and bikes hotel guests can borrow. The project has a green global certification and is the ultimate recycling project, with the original building's floor plan and exterior repurposed into the **Westin-affiliated hotel**.

CC Young is a non-profit organization founded in 1922 and serving in East Dallas since the 1960's. Fulfilling our vision “to enhance the quality of life for all we serve,” we strive to create enriching experiences to celebrate life every day. Our verdant, 20-acre campus near **White Rock Lake** offers all levels of care for seniors from **Independent Living** through end of life – and everything in between. Our newest building is **The Vista** which transforms our campus and our care through forward-thinking, flexible, residential design, and technology. **The Vista** offers amenities not seen in North Texas such as an outdoor roof-top patio for **Assisted Living** residents as well as an **Art Gallery** for all to enjoy. The most notable new addition? An 8,500 sf **Aquatics and Therapy Suite** – for our residents, short-term rehabilitation guests, and eventually the community-at-large. **The Vista** is something you have to experience to believe. Schedule a personal tour to see for yourself! **The Terraces Independent Living** is our next offering. With unmatched views of **White Rock Lake**, the wait list is already growing. Reach out to our team to learn about tours and priority advantages for reserving early. For info and tours: www.ccyoung.org or call 214-258-4000.



The Vista's Pool and Aquatics Center.

Allie Beth Allman & Associates opened a Lakewood Office at 6318 Gaston. **Compass Real Estate** will open an 8,000 square foot office near the Lakewood Country Club. The **Faulkner Tower** was purchased in July by Carl Anderson, co-founder of commercial real estate developer Larkspur. The sale includes its parking lot further south on Paulus Avenue. A year of renovations have restored the **Bella Villa** apartment complex at Miller and McMillan in Vickery Place to its former glory.

A new luxurious 26-story luxury high-rise called **The Hamilton** is scheduled to open in 2020 at The Epic development in Deep Ellum. The upcoming mixed-use development includes the apartments, a hotel, an office building and retail. The 310-unit multifamily apartment building is located at 2525 Elm Street. Next door, The **Pittman Hotel**, a Kimpton flag, is housed in the historical Knights of Pythias Temple. This was the first commercial Dallas building built by and for African-American professionals. The hotel will be seven stories high with 163 rooms. There will also be 5,000 square feet of connected retail. The office building, **The Epic**, is 251,000 square feet and includes a Sky Lounge, private terraces, a fitness center, bike storage, a restaurant and parking.

Northfield Development is building the \$28.5 million **Drake** project at East Grand and Coronado. The 257,000 square-foot seven story building will have 85 rental units.

A modern, mixed-use center **Bogart on Ross** is a \$30 million apartment project planned for East Dallas in the former Texans Can Academies campus at 4621 Ross Ave. Atlanta-based developer **Pollack Shores Real Estate Group** is planning to build a \$30 million apartment complex near Ross Avenue and Peak Street. It will build a four-story, 240-unit complex on property that was used for auto sales. Potential renters can now lease a unit in the circa 1903, repurposed Davy Crockett School in East Dallas. Aptly called **The Principal**, the 52-unit building at 401 North Carroll Ave. is the head of its class.

A new high-rise residential and retails project called **The Crossing** will include 330 apartments and 90,000 square feet of retail space. It will be located at 6080 N. Central Expressway next to the DART's Mockingbird Station. More than \$6 million of renovations was invested in the **Highland Dallas Curio Hotel** (formerly Palomar) before it was sold to Lennox Capital Partners.

Construction on **Shoreview Apartments** at 10151 Shoreview in Lake Highlands is expected to take 2 years. More than half of the units are 2 bedroom. The building sits within the Lake Highlands Elementary, Junior High and High School attendance zones.

Cityplace will convert eight floors of the tower into a 5-star **InterContinental Hotel**. The 233 room addition is the biggest change ever for the 31 year old skyscraper. The hotel will have an outdoor swimming pool, a fitness center, meeting space, and a top-floor ballroom and banquet space with views of the downtown Dallas skyline.

The **McFly Airbnb** in Lakewood makes guests feel like a kid in the '80s. The whimsical rental is operated by Jeremy Turner along with a second rental, **The Slater**, a throwback to the '90s. Turner also operates the seasonal Ugly Christmas Sweater Store and was owner of the former Vintagemobile vintage clothing bus.



The '80s- themed McFly Airbnb in Lakewood went viral.

EDUCATION

Students at **Lakehill Preparatory School** once again exceeded local, state, and national scores on ACT, SAT, and College Readiness. One hundred percent (100%) of Lakehill graduates continue to college, and are accepted into Ivy League schools, top research universities, liberal arts colleges, renowned art institutions, and international universities. Sixty-seven percent (67%) of the members of the Class of 2019 were awarded merit-based academic scholarships with a four-year value of five million dollars (an average of \$180,000 per student). The Class of 2019 claimed one National Merit Finalist and Scholarship Winner and 12 AP Scholar Awards. Ninety-three percent (93%) of the Class of 2019 were enrolled in at least one Advanced Placement (AP) course during their Upper School career. In its inaugural year, Lakehill's Robotics team advanced to the World Championships. During the 2018-19 school year, students gave more than 16,000 hours of service to a variety of organizations throughout their community and around the world.



Lakehill Preparatory School students gave 16,000 hours of service

Dallas Academy announced Elizabeth Murski, M.Ed, LPC as Head of School. Ms. Murski is Dallas Academy's eighth Head of School in the fifty-four year history. **St. John's Episcopal** has appointed 19-year Dallas educator Meshea Matthews as its head of the school.

Woodrow Wilson High School and **Bryan Adams High School** earned all seven distinctions in the TEA ratings for schools across Texas. Several of the Bryan Adams feeder pattern's elementary

schools (**Casa View**, **Hexter**, **Sanger**, and **Reinhardt**) earned distinctions as well.

Lake Highlands High will begin a new Wildcat College and Career Academy, enabling students to earn up to 60 hours of college credit and an associate degree and/or industry certification by the time they graduate high school.

Bryan Adams High School will be getting \$69 million in building upgrades. It is the first major renovation of the school since it opened in 1957. Improvements will include ten new classrooms and restrooms, a 2,000-seat competition gym, a weight room, training room and boys and girls locker rooms, band and choir halls, practice rooms, new and additional instrument and uniform storage. A counselor suite, the clinic suite, the teacher workroom and the reception office in the administrative area will be renovated. There will also be \$17 million in life-cycle replacements, including a new marquee sign at the front entrance.

In the U.S. News and World Report 2019 America's Best High Schools rankings, **Woodrow Wilson High School** finished 2,564 out of over 23,000 high schools in the nation. **Lake Highlands High School** has officially signed on to be a Dallas County Promise school, a partnership aimed at ensuring every high school graduate – regardless of GPA or financial status – attends college. The scholarship covers three years of college or the completion of an associate degree – whichever comes first.

Two former **Bryan Adams High School** student-athletes will be inducted into the Dallas ISD Athletic Hall of Fame as part of the 2019 class. **Doug English** was drafted by the Detroit Lions, where he played for 10 years and accumulated 59 quarterback sacks. **Gary Blair** now serves as head coach for the women's basketball team at Texas A&M University, where he led the Aggies to the 2011 NCAA Championship.

The Class of 2019 at **Bishop Lynch High School** set a new school record earning 542 scholarships totaling more than \$26 million. The newest graduating class also had the most Friars ever sign to play collegiate sports – 31 signees.

The former LHHS and Forest Meadow Junior High educator **Frank Troyka** was named Bandmaster of the Year, the highest honor presented by Texas Music Educators Association (TMEA).

Community volunteers updated and redecored the teacher's lounge at **Stults Road Elementary**, one of Lake Highland's Title 1 schools. It had not been updated since the school was built in the 1970s and was a surprise for the educators when they returned from the winter holiday break

HEALTH

Texas Neurology is moving from Lakewood to a 40,000-square-foot space near Mockingbird Station.

East Dallas Psychotherapy opened at 9543 Losa Drive. Services include family therapy for children and teens who are experiencing grief, depression, anxiety, and social concerns. Adult counseling includes those facing depression, anxiety, and recent life changes. It can help improve self-confidence, relationships, work and academic performance, and decision making.



Morgan Meyers and Courtney Nelson of East Dallas Psychotherapy, PLLC

RECREATION

The **Lake Highlands North Aquatic Center** officially opened in June. Features include a gentle entry children's area and a 20-foot slide tower with two body slides, a six-lane lap pool with diving board, a climbing wall, a shaded lounge area and concession stand. Construction began in September on **Harry Stone Park Neighborhood Aquatic Center** that will modernize and add functionality to the existing community pool. This new \$6.2M project, expected to be completed by May 2020, will include a water spray area, small slide, larger pool with swim only lanes, tot pool, expanded concession stand, and enlarged bath house.

Jordan Spieth attended the opening of the **Flag Pole Hill playground**. After growing up with a special needs sister, his family foundation was the largest contributor to the project.

The Dallas City Council approved two agenda items that will improve and increase pedestrian access to the **White Rock Lake Trail**. Trail improvements will be between the Bath House and Winfrey Point with sidewalks on Garland Road in front of the Dallas Arboretum and Botanical Garden.

The **Spirit of Dallas** is a catamaran on White Rock Lake taking people and groups out for free sailing. No money is ever accepted as payment or as tips. The nonprofit Spirit of Dallas Foundation accepts donations for the free sailing program and other beautification efforts around White Rock Lake.

Six years in the making, the **Dallas United Crew** celebrated the boathouse dedication at White Rock Lake. City dignitaries and community leaders were in attendance to help with the ribbon cutting and acknowledge the strong partnerships and positive impact of the program.



Dallas United Crew Ribbon Cutting

CULTURE AND ENTERTAINMENT

Play Street Museum at Lake Highlands Town Center celebrated their first anniversary. It was named one of USA Today's Top 10 Awesome Museums for families to explore in the Dallas Area. Kids have fun exploring the interactive exhibits and kid's activities in the educational play space.

Take a stroll down memory lane at the **Museum of Memories** located at 4428 Main Street, a collection of interactive art installations inspired by childhood memories and imagination. Down the street, the **Scream Museum**, a museum dedicated to horror, will open at 3408 Main St., next door to the Magical Dessert Bar. It will combine horror memorabilia with a chocolate bar served on the side.

A new mural at 2801 Elm St., on the side of **Deep Ellum Hostel** was commissioned by **Frost Bank**. Popular muralist and graffiti artist **GONZO247** (also known as Houston-based Mario E. Figueroa Jr.) depicts what optimism means to him.



Play Street Museum at Lake Highlands Town Center

COMMUNITY AND SOCIAL SERVICES

Volunteers helped reforest areas around White Rock Lake, planting 13 saplings at the **Celebration Tree Grove**, which surrounds pathways near East Lawther and Poppy drives on the northeast edge of White Rock Lake. Money is raised to plant and irrigate new trees through plaques that people can purchase to honor, remember or celebrate someone.

MEET! East Dallas donated proceeds of \$1515 to **East Lake Pet Orphanage**. The annual event is hosted by CC Young, East Dallas Networking, Lakewood Area Women in Business, and Greater East Dallas Chamber of Commerce.

For 40 years, the **Lake Highlands Women's League** has organized Holiday in the Highlands where neighborhood families have decorated their homes for the holiday, raising thousands of dollars for scholarships.

Ferguson Road Initiative continues to work closely with our partner, **Owenwood Farm & Neighbor Space (OFNS)** a 30,000 sq. ft. facility located on 7 acres of land at 1450 John West Road. OFNS is a former United Methodist church. It is now White

Rock United Methodist Church's second campus. The building is undergoing renovation to house a variety of community-based nonprofit service providers: **Grow North Texas** is creating an urban farm. The Linden Grove Theatre is a children's theater. **Dallas United Crew** stores their rowing sculls and holds meetings and training sessions. **White Rock Community Church** holds worship services. **Hope Supply Co.** meets the needs of homeless children. **Diapers Etc.** provides a diaper bank for babies. **The Aberg Center for Literacy** offers educational programs, including building fluency, preparation for high school equivalency in English and Spanish, early childhood education, and family literacy. A community garden will break ground this fall.



MEET! East Dallas check presentation at East Lake Pet Orphanage

100 Men of East Dallas is comprised of men in East Dallas who care about the city and the people in it. They work with charities to make an impactful donation four times a year to different charities that make an impact to our local area.

In August, \$5,600 was awarded to Benton Farms.



Donations are made four times a year

THANK YOU FOR THE MEMORIES

- 121 years - Texas Butcher Supply Company in Deep Ellum
- 80 years - Maddox Shop, nearly 60 years in Casa Linda Shopping Center
- 48 years - Melios Bros. Char Bar on Lower Greenville Avenue
- 40 years - Humperdink's on Greenville Avenue
- 40 years - La Mariposa Imports on Henderson
- 21 years - Fuddruckers on Greenville Avenue
- 20 years - Café Express at Mockingbird Station
- 20+ years - Curtain Club on Main Street in Deep Ellum

IN MEMORIAM

A light has gone out for the Dallas theater scene. Undermain Theatre co-founder and artistic director Katherine Owens passed away on July 21, after battling lymphoma. She was 61.

2019 BOARD OF DIRECTORS



Front Row: Kert Platner, Steve Moore, Darlene Ellison, Mike Nurre, Denise Aver-Phillips, Cheryl Barnes, Roger Perry, Tammy Oliver, Karen Hettrick, Stephanie Taylor Muckleroy, Greg Mangelsdorf, Deborah Brown, Brad Grist. Back Row: Michael Alcantar, Fred Welsh, Jesse Simmons, Ben Lauer, Mark Weber, Dr. John Botefuhr, Dr. Chuck Kobdich, René Barrera, Drew Shea.

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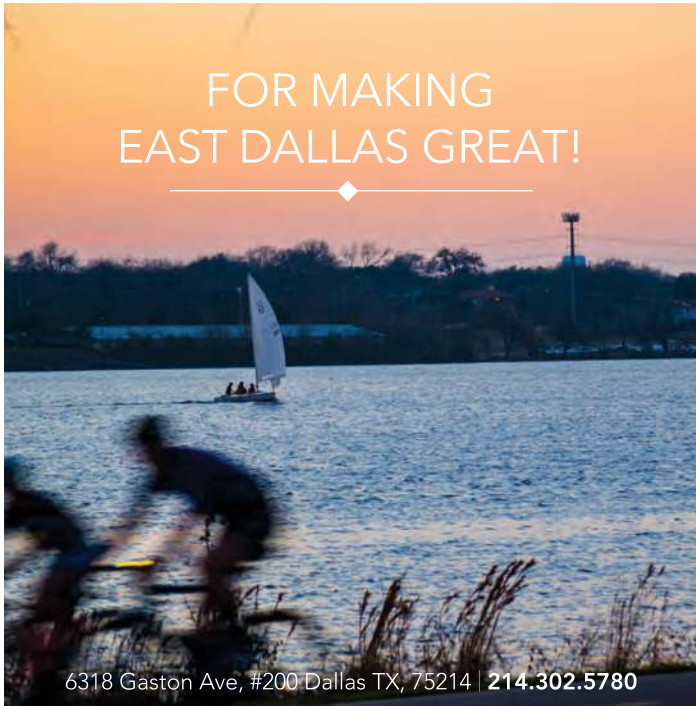
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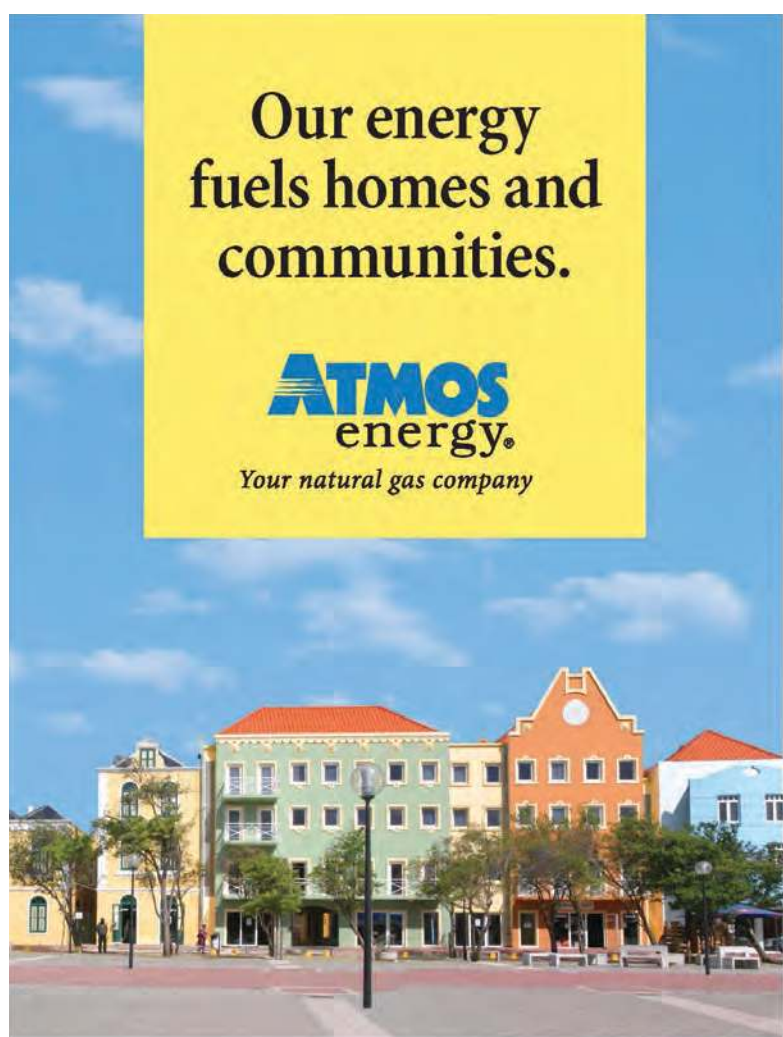
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