



Let the Chamber Be Your Guide

# 2020 ECONOMIC DEVELOPMENT REPORT GREATER EAST DALLAS

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# CHAIRMAN'S LETTER



*Steve Moore has lived in east Dallas since 1998. He is in IT by day and also runs Total Reporting Background Reporting to help small businesses find the right hires and keep their businesses safe.*

Welcome to the 16th 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 in person and virtually!

Our theme this year “Onward Dallas” is a message to all our East Dallas businesses that as challenging as a year as 2020 has been for many of us, we are ready to move forward like we have for the last 75 years

We at the GEDCC support you in so many ways...

## *Onward Dallas...*

- **Using the** 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 ultimate 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.
- 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. It’s the Go To resource you need!
- **Because** GEDCC’s membership is as diverse as the community we serve. Our recent annual Chamber Business/Organization awards winners included a leader who restored one of Lakewood’s legendary theaters, a growing destination restaurant, and 3 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 is continuing to retain its members and grow.
- **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 2020 members

So East Dallas is ready to move Onward. 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.

Many Thanks,  
Steve



René Barrera/Ebby Halliday REALTORS with  
Chairman Steve Moore

# 2020 CHAIRMAN'S AWARD

**René Barrera**

## BOARD OF DIRECTORS

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## 2020 BUSINESS OF THE YEAR WINNERS

**Business of the Year**  
Bowlski's Lakewood  
Meso Maya

**Chairman's Award**  
Dallas United Crew

**Entrepreneur of the Year**  
Jeremy Turner

**Live Local Business of the Year**  
Dallas Coffee News  
DELEON PROVISIONS

**R. S. Munger Business Pioneer Award**  
Yoga-Art-Music - Y.A.M.

## PEOPLE'S CHOICE BUSINESS OF THE YEAR



CC Young  
Russell Crews



Bowlski's  
Craig & Jen Spivey



Jeremy Turner  
and family



Dallas United Crew  
Lisa Miller & Dave Slear



Meso Maya  
Jesus Yerena



Dallas Coffee News  
Adam Jochelson



DELOEN PROVISIONS  
Kam and Teri De Leon



Yoga-Art-Music Y.A.M.  
Trey and Jen Johnson

## 2020 MILESTONE ANNIVERSARIES

- 100 years - WRR 101.1 FM
- 90 years - Woodrow Wilson High School
- 75 years - Greater East Dallas Chamber of Commerce
- 75 years - Ebby Halliday REALTORS
- 65 years - Natural Grocers
- 60 years - The Army Store
- 55 years - Keller's Drive In
- 50 years - USA Film Festival
- 30 years - Brumley Gardens
- 40 years - St Patrick's Day Parade
- 25 years - Nails 2000
- 25 years - For the Love of the Lake
- 15 years - Times Ten Cellars
- 15 years - Lakewood Veterinary Center
- 10 years - Flea Style
- 10 years - Good Local Market
- 10 years - Veritex Community Bank

## BANKRUPTCIES FILED

- 118 years J. C. Penney
- 97 years Dean Foods

## EAST DALLAS PUBLIC EVENTS CANCELLED DUE TO COVID-19 RESTRICTIONS INCLUDED:

- St Patrick's Day Parade
- Earthx
- Swiss Avenue Home Tour
- Lake Highlands July 4th Parade
- Lakewood July 4th Parade
- State Fair of Texas
- Lake Highlands Home Tour

## COVID-19 PANDEMIC 2020

The 2020 Economic Report details the growth and expansion in East Dallas during the coronavirus pandemic, reflecting the determination and resilience of our community. COVID-19 started in China and spread across the world quickly. In March, the citizens in Dallas county were ordered to stay in quarantine for nearly six weeks. Masks and six feet social distancing were mandated. Only essential businesses were allowed to operate: gas stations, grocery stores, hospitals, fire department, police, banks, construction, etc. Businesses and activities that were shut down completely included retail businesses, hotels, public facilities, sporting events, movie theaters, fitness facilities, schools, hair and nail salons, public gatherings, outdoor festivals, symphony and arts performances, elective surgeries and procedures. Senior living facilities were closed to all but the workers. Restaurants were not allowed to provide dine-in service, but could provide take out or delivery service. Many could not continue to operate and shut down temporarily. Many closed permanently. Quickly there were shortages of toilet paper, paper towels, face masks, sanitizers and other essential goods. Grocery store shelves were barren for months. The city resembled a ghost town with few cars on the road and parking lots empty. Zoom conferencing became the norm for conducting meetings. Fundraisers were cancelled entirely or held virtually. Schools conducted online learning.

Some restrictions were lifted in May. Restaurants could have dine-in service, but only at 50% capacity. Masks and social distancing were still required in public areas, but could be removed when dining at the table. No more than 10 people could gather in public. The number of COVID-19 cases spiked and restrictions continued. Sports games were allowed, but played to empty stadiums. Restaurant workers were hit hard and unable to feed their families. Real estate sales escalated and realtors were hardly able to keep up with the demand.

As this report is going to print, many restrictions are still in place: masks and six feet social distancing, DISD schools adopted a hybrid model to have in person and virtual learning choices, bars are still closed, restaurants can now serve at 75% capacity, elective surgeries and procedures have resumed, movie theaters are re-opening with social distancing and other restrictions in place.

## RESPONSE TO COVID-19

Greater East Dallas Chamber of Commerce distributed 250 Live Local East Dallas yard signs to support our local businesses during the COVID-19 quarantine. **DELEON PROVISIONS** created a "Local Box" consisting of items from local providers to promote East Dallas businesses.



During the Ebola Crisis in 2014, **Moss Haven Elementary** second and third graders created a video singing “We are the World” with proceeds benefiting Doctors with Borders. Now 6 years later, the same students reunited to create an updated video of “We are the World”. It shows a split screen with the students in 2014 alongside their 2020 performance. The proceeds with the new video will benefit Imagine Dallas, helping first responders, frontline healthcare workers, and Lake Highlands residents.

Two **Lakewood Elementary** students Molly Walker and Ainsley Walker created **Rose Bakery** with proceeds from the homemade baked goods benefiting frontline workers of the Covid-19 crisis. The girls’ families are matching the funds. Two Lakewood teens Riley and Bella Sauter founded **Feed the People** and fed more than 16,000 homeless people through their organization.

## ▶ RETAIL

### Greater Casa View (From Oates to LBJ along Ferguson)

Despite the inherent challenges of doing business during a pandemic, the dynamic tenant mix at Casa View Shopping Center continues to grow. In recent months, 7-Eleven, WSS, Papa Johns, Champs Sporting Goods, and Oak Street Health have come to the newly streetscaped stretch of Gus Thomasson at Ferguson. In the courtyard area, a Zero Degrees smoothie and snack shop is still in the works — and a lease is being finalized for a U.S. Army recruiting office. Another exciting lease agreement for the corner location of the former Payless building is expected in October, if not sooner. As the summer came to a close, the owners of the shopping center reported **no permanent business closures** as a direct result of COVID-19, citing the center’s strong blend of essential stores and services.

Dramatic improvements have been completed and greatly appreciated by residents and small businesses alike, along more than a mile from Ferguson north along Gus Thomasson. New paved roadways, new planters, and spectacular old street style lighting have transformed the entire strip. Coupled with the final updates to the epicenter of Casa View, its iconic shopping center, the area has finally achieved a retail renaissance. **Chicken Chris** is a new fried chicken restaurant located at 8300 LaPrada Dr. in Casa View on the border of Mesquite whose motto is “Faith, Food, and Fellowship.”



*Ribbon cutting for TrueMedX Bioceuticals.*

### Casa Linda Plaza

**TrueMedX Bioceuticals** opened on Losa Drive, specializing in therapeutic grade CBD and health essential products. A new indie coffee shop **El Porton** is opening in Casa Linda Plaza, on the same corner as the Albertsons, in what used to be a Hallmark card store. The sixth **Fish N’ Tails Oyster Bar** in the Dallas-Fort Worth metroplex opened in the space formerly occupied by Another Broken Egg. **Chiloso Mexican Bistro** is in the space vacated by Szechuan Pavilion. **Highland Park Cafeteria** closed after 95 years. It had recently been given an Honorable Mention in a Food & Wine list of the best cafeterias in America. Denver based **Snooze AM Eatery** is in a newly built standalone site in the south west corner of the Plaza, providing classic breakfast dishes with creative twists.

### Deep Ellum



*Owners Dan and Emily Torres at the Ribbon Cutting for The Space on South Side in Deep Ellum.*

**Sky Rocket Burger** opened at 111 S. Hall St., in the space that was previously occupied by Wild About Harry’s.

**Main Street: Patagonia Dallas** is moving into the space on 2626 Main Street that once housed Matt McCallister’s restaurant, Filament. Austin has the only other store in the Texas. **Le Bon Temps**, across from Monkey King Noodle and Niwa Japanese, is a New Orleans style shop dedicated to beignets, coffee, and ice cream. **Cheba Hut** is a marijuana-obsessed sandwich shop that will open across from Stirr in a storefront that used to be

an automotive parts place. Austin based **Terry Black's Barbecue** opened at 3025 Main Street. **The Space on South Side** is an event space for creatives from all backgrounds for unique creations: photographer, filmmaker, street artist, influencer, designer, musician or event planner.

**Commerce Street:** Tennessee-based **Gus's Fried Chicken** is opening its third Texas location at 2904 Commerce. **Westlake Brewing Company** opened in a renovated 1940's building at 2816 Commerce St., now painted bright yellow and blue. The taproom is open and airy, spanning 3,000 square feet. The patio is twice that size and includes a mid-block pathway connecting Commerce and Clover Streets. Dallas is the 14th United States city to gain a **Counter Culture Coffee** training center, and the first in Texas. It is a Durham, North Carolina roasting company founded in 1995 whose coffee beans are highly prized for their freshness, skilled roasting, and sustainable sourcing. The Training Center is at 3333 Commerce Street in vintage brick building that was formerly the Flirt hair salon, next door to the Murray Lofts building. **Thunderbird Station** will open at 3400 Commerce Street in a building that was owned and operated by Maynard Riegel as a gas station, Riegel's Gulf Service, for decades. Then Bowls & Tacos occupied the space for two years. **Ebb & Flow** is located on 2651 Commerce Street in the former Parlor spot, which has been completely renovated into a 3,000 square foot space filled with chandeliers, and a glassed-in patio with ivy and flowers.

**Closings:** Local Hub Bicycle Company, Get Fried Fry Café, Stonedeck Pizza Pub, Lizard Lounge (nearly 30 years), Twisted Root, Dallas Comedy House.

## East Dallas



*XOXO Dining Room.*

**XOXO Dining Room** on 3121 Ross has a pink dining room with pink crushed-velvet booths, art-déco chandeliers, and oversized Champagne buckets. It also includes a speakeasy **"Mr. X"** cocktail lounge. The entrance is concealed, and you have to dial a phone number to get in. **Invasion**, a new indie restaurant on Crutcher Street specializing in fast, gourmet-quality food. **WAYA Japanese Izakaya** opened at 6334 Gaston Avenue in the old Creek Café location. CultureMap's Top Ten Quesos in Dallas included East Dallas establishments **E-Bar Tex Mex**, **HG Sply Co**, **Matt's Rancho Martinez**, **Meso Maya**, and **Torchy's Tacos**. **Dahlia Bar & Bistro** is opening on Ross Avenue in the former location of Ross & Hall and before that, Little Woodrow's.

**Lucky's Hot Chicken** will open in the former Brinks Coffee Shop & Restaurant on Gaston Avenue. **The Peak Inn**, a new bar from Adair's co-owners, is located at 132 N. Peak Street. **La Popular Tamale House** relocated to 4823 Bryan Street. Austin based **Loro** will open its second Asian smokehouse and bar at in a building at 1812 N. Haskell at Munger. **Khao Noodle Shop** at 4812 Bryan Street was named Bon Appetit's No. 2 best new restaurant in America. **Rooftop Cinema Club** will set up an outdoor theater in East Dallas, at 2999 N. Carroll Ave.

## Fair Park

**Tarantino's Cicchetti Bar & Record Lounge** opened at 2611 Parry Ave., in the space that was most recently Expo Bar, but was previously home to Meridian Room and before that, the cool hipster State Bar. GEDCC hosted a program with a panel discussion for an update on the vision for Fair Park in 2020. The moderator was **Calvert Collins-Bratton**, President of Dallas Park and Recreation Board. Panelists were **Matt Wood**, Chairman of Friends of Fair Park, **Brian Luallen**, Fair Park First, and **Peter Sullivan**, Spectra.



*Fair Park Vision 2020 panel: Matt Wood, Brian Luallen, Calvert Collins-Bratton, Peter Sullivan.*

## Ferguson Road Initiative

**CreekSide--Ash Creek Urban Reserve** - Ferguson Road Initiative is proud to announce CreekSide, a 4.5-acre urban reserve. CreekSide is the new 'brand name' for the Ash Creek Greenbelt Project. The new name emphasizes the creeks that run through our community and connect our neighborhoods, schools, and parks. Running parallel to the lower Ferguson Road corridor between Samuell Boulevard and Lakeland Drive, CreekSide will be preserved as a beautiful, lush, green space and native hardwood forest reserve adjacent to our vibrant and growing community. The CreekSide urban reserve is the result of collaborative planning efforts between FRI, the City of Dallas, and the Parks and Recreation Department, facilitated by the experts at the Urban Land Institute (ULI) and funded by a grant from the national 10-Minute Walk Campaign.

Other community assets tying into CreekSide include the White Rock Hills Park, the first phase of the future recreation center and to be completed this fall. Plans call for funding a recreation

center in phase two, in Dallas' next bond program. The Park grand opening is postponed until fall 2021 due to COVID-19.

**Trinity Forest Spine Trail** - The construction of the Trinity Forest Spine Trail Phase I will begin at the Santa Fe Trail, connect to Highland Road, and continue southward to Samuell Boulevard. Phase II of the trail will continue from Samuell Boulevard to the Lawnview DART station. The South Phase of this trail will run from the Lawnview DART station to Pemberton Hill Road near the Trinity River Audubon Center. The Trinity Forest Spine Trail will connect to White Rock Hills Park and the future recreation center via a new bike path. These new amenities will transform our recreation desert into a health and recreation destination. CreekSide neighborhoods will be within a 10-Minute Walk from a bike path or hiking trail to many parts of Dallas.

The CreekSide-Ash Creek Urban Reserve will offer recreation and a natural respite for our residents. It is becoming a catalyst for quality economic development as seen in the three new housing constructions located adjacent to CreekSide; Grove at White Rock Hills, Ferguson Townhomes, and Dooley Homes.

CreekSide developments will bring quality service retail and amenities to a community that has been historically underserved. Creating a safe, walkable urban environment, with connections to Dallas' vast network of parks, trails and recreation centers, will make our community a place where people will have a sense of pride and will want to live and raise their families.



*Ferguson Road Initiative.*

## Garland Road



*Thryv Organics opened on Garland Road.*

**Thryv Organics** on Garland Road specializes in healthy alternatives outside of traditional pharmaceuticals. It is located in the same strip as Urban Vines. Vhea's Laundro Mutt is now at 718 N

Buckner, Suite 211. **The Army Store** moved to 10529 Garland Road. **Echo Boutique** moved to a space inside Curiosities at 2025 Abrams Road.

## Lower Greenville

**Botolino Gelato Artgianale** has a second location in Preston Royal Shopping Center. **Flatbread Company** opened at 1720 Greenville Avenue in a building that had been used as a car shop for years until Firestone opened in the space in the early 1950s. **Standard Service**, part of the HG Sply Co. empire, is on Alta Avenue, in the space that used to be Feed Co. **Granada Theater** has undergone major renovations over the past two years including a new roof and exterior paint to restore the theater to its original 1946 color. **Chirps Chicken** is a new Nashville hot chicken restaurant located in the former LG Taps space. **Craft Boba Tea**, formerly inside Zapp Kitchen, has a new storefront, and the business has expanded to include healthy drink options. The former LG Taps has been renamed **The Chuggin' Monk**. **Son of a Butcher** is opening in the former Melios Bros Char Bar location. **Leila Bakery & Cafe** is a boutique bakery opening in the former space home of Jack's Kitchen at 6041 Oram Street. **Avenue Sports Grill** opened in the space formerly occupied by 504 Bar and Grill. **Swizzle** is a Tiki bar luau lounge at 1802 Greenville Avenue in the former Rocko's Pizza space. **Ngon Vietnamese Kitchen** will open in September in the space most recently occupied by Shivas Bar & Grill.



*New restaurant Flatbread Co. on Lower Greenville.*

**Meyboom Brasserie** is a Belgian Beer Hall that will open in the former location of San Francisco Rose. It is named for the Belgian parade that has taken place on Aug. 9 since the Middle Ages. **Stan's Blue Note** became the city's oldest continuously operating bar when Greenville Bar and Grill closed nearly three years ago. After opening in the 1930s, it was one of the first places to get a beer license after Prohibition. When it closed, the title could have passed to Ships Lounge, which opened in 1947, but it closed for almost a year in 2015.

**Closings:** Eastside Social, Laurel Tavern, Wah Wah Room, Start Restaurant, Tacos Mariachi, Sticky Ribz (in the former Daddy Jack's), Mudsmith (after 8 years)

## Upper Greenville Avenue

Three new restaurants opened in Old Town Shopping Center. **Oak'd Handcrafted BBQ** specializes in brisket with other menu items including a variety of smoked meats, gourmet sides, artisan



bread and homemade ice cream. **Marugame Udon** is a Japanese noodle shop which opened in the space that was once Baker Bros. American Deli. **Coolgreens** offers salads, sandwiches, wraps, bowls and flatbreads. The Oklahoma City-based chain is environmentally conscious. Plasticware is not available in the restaurant, and carryout containers are biodegradable.



*Coolgreens is one of three new restaurants in Old Town Shopping Center.*

specializing in reformer fusion classes for anyone, at any age or fitness level. **BrickHouse Burger & Shakes** is open at 9090 Skillman.

**Crumb Cookies** opened in the Timber Creek shopping center. It is famous for their gourmet cookies that are baked from scratch and served fresh all day. **Fireside Pies** opened in the former Atlanta Bread Company location at Creekside Shopping Center. Opening next door is **Sugarfire Smoke House**, a St. Louis based chain which operates 15 other locations across the country. It was named Best Barbecue by the Travel Channel, St. Louis Magazine and others, and earned awards at this year's World Barbecue Championships. The former 504 Bar & Grill on Greenville Avenue moved to Creekside center next to Alamo Draft House and has been renamed **Yogi's Home Plate**. **Candy Shack Daiquiri's** has opened across the street on Abrams. A new **7-Eleven** is opening in the former location of Flash Mart.

**Planet Fitness** opened in the former ASI Gymnastics location on Forest Lane. **Bar None** will open in White Rock Center. **Marie's Kitchen** is a deli and Filipino eatery at 11910 Greenville Avenue. **Cavender's Boot City** is open on Central Expressway at Walnut Hill Lane.

## Henderson/Fitzhugh

**Jack & Ginger's** is an Irish pub from Austin located below Caribbean-style bar **77 Degrees**. **Enrique Tomás** provides a variety of Jamón Ibérico products in an 80-seat restaurant with an additional 75-seat lounge. It is the first store in the United States for the Barcelona-based business, which has locations in London, Paris and Mexico City. **Dallas Proper** is a new cocktail spot that opened in the former Mister Rich space. **Zalat Pizza** opened its first location in 2015 on Fitzhugh Avenue. Their eighth location will open in Addison and function as a "cloud kitchen" which will do delivery via third party apps or takeout through the website.



*Lochland's Food & Spirits.*



*Jack & Ginger's Irish Pub on Henderson is below 77 Degrees.*

## Lakewood/Mockingbird Lane

**Echo Boutique** is now located inside **Curiosities** at 2025 Abrams Road. Hillside Village has new tenants: **Haystack Burgers** is next door to Olivella's, and the **Original ChopShop**, offering healthy dining choices. Soon to come is the antiques and decor store **Texas Goods Co.**, selling souvenirs, gifts, home decor, furniture, jewelry, clothing and more. **Palmer's Hot Chicken** is set to open in September.

The vacant Albertsons grocery store at the corner of Mockingbird and Abrams has two new tenants. **Texas Family Fitness** is a 32,000-square-foot two-story gym featuring free weights, cardio machines, hydro massage, red light therapy, a turf area and several studios for group classes. **DollarTree** moved just across the street. They were in Hillside Village and now are next door to Texas Family Fitness.

**Hudson House** is a new 4,500-square-foot restaurant in the former IHOP at 4040 Abrams Road. It has an event space called The Pineapple Room that can accommodate groups of up to 14 people. The interior has been transformed into a sophisticated space and boasts the brand's largest bar.

## Lake Highlands

**Yoga-Art-Music - Y.A.M.** is a community-based space highlighting local yoga teachers, artists and musicians. Vegan fare is available at **TLC Vegan Kitchen** via delivery and pick up only. **Vector Brewing** opened in Lake Ridge Village Shopping Center. **Lochland's Food and Spirits** opened in a former veterinary clinic on Plano Road. **Club Pilates Lake Highlands** is a boutique Pilates studio

Oishii has opened a location at 5625 SMU Blvd. near US-75 in the space that was once Across the Street Bar and was most recently Spin Pizza. **WannaEat Seafood** is open in Mockingbird Station, offering Caribbean and Southern fusion-inspired seafood dishes. **Lakewood Veterinary Center** moved to 5726 Belmont Avenue. **AR Workshop Dallas** at 6039 Oram is a boutique DIY studio that offers hands-on classes for creating custom and charming home decor from raw materials taking home decor to the next level and have fun while creating it. There are DIY-to-GO kits, instructor led classes, kids camps, and booking for groups i.e., team building, bachelorette events, etc. Products can be custom made if DIY is not desirable.



*AR Workshop takes home decorating to the next level with DIY projects.*

## Vickery Midtown

Vickery Midtown Public Improvement District's core mission is to promote a safe, appealing neighborhood for youth, families, businesses and property owners of Vickery Midtown Community. Its comprehensive work advocates progress that encompasses the needs and goals for all residents from all walks of life.

**Priority project and goals:** More comprehensive and unified regulations are being developed to better address walkability, access to open space and other amenities, as well as traffic and safety issues to improve the overall quality of life in the district; addressing Homeless and Day Laborer Activities; continued Focus on Five Points Crime Prevention.

**Capital Investment:** Better sidewalks and bike paths; the widening of sidewalks to improve pedestrian access to the new Jill Stone Elementary School campus under construction; road improvements to the Five Points area and Park Lane Corridor to address pedestrian and vehicle safety, improve access and connectivity for the district, and create much-needed permanent public space; improve visibility and access to the SoPac Trail along Pineland for safety of all who use the trail as a key path for transportation and recreation.

**Costco Business Center** opened on Park Lane in the former location of Sam's Club.

**Closings:** The Lot, Steel City Pops, Atomic Pie, Jack's Kitchen, HQ Prime Beer Garden (formerly Red Hot and Blue BBQ) Taco Cabana, El Bolero, Old Chicago Pizza & Taproom, Ross + Hall Beer Garden, Digg's Tacos, Start Restaurant, Another Broken Egg, Tuesday Morning (Central Expwy), 24 Hour Fitness, J.C. Penney Timber Creek, Jakes Burgers & Beer on Henderson Avenue, Kozy Kitchen,

Penne Pomodoro, Stein Mart, Café Express, Nazca Kitchen (8 years).



*Costco Business Center ribbon cutting.*

## TRANSPORTATION

The **635 East Project** is an 11-mile project on Interstate 635 in Dallas County, which wraps around the northeast border of Dallas. Construction includes the addition of a lane in each direction, building continuous frontage roads, and rebuilding the interchange at I-635 and I-30. Construction began in early 2020 and is expected to be completed in late 2024.

\$1.88M has been allocated for improvements at nine intersections of the **Kansas City Southern** railroad and East Dallas streets: Santa Anna, Barnes Bridge, Centerville, Gus Thomasson, Peavy, Mariposa, Buckner, St. Francis, Lakeland and Highland. Eighty percent of the funds will come from the federal government and twenty percent from the City of Dallas 2017 bond program. Lakeland Drive reopened to vehicular traffic as crews finish a bridge construction project that has spanned about two years. **Gus Thomasson Road** in Casa View is open to the public. Construction began in October 2017 as part of a project to revitalize the Casa View neighborhood. TxDOT is replacing and upgrading the **Mockingbird/Peavy bridge**. The upgraded bridge will still have two lanes, but with wider outer lanes and sidewalks on both sides to accommodate larger vehicles and bicycle traffic.

## HOUSING/ REAL ESTATE

The **Kimpton Pittman Hotel** is the first luxury hotel in Deep Ellum. Housed in the historic Knights of Pythias Temple and named for the man who designed the 1916 building (African American architect William Sydney Pittman), the 165-room hotel is part of The Epic's mixed-used development which includes

a contemporary high-rise apartment complex, office space, and ground-floor retail.

The 26-story **Hamilton** high-rise on Elm Street is part of the 8-acre Epic mixed-use project in Deep Ellum. The luxury residential building includes 310 apartments and more than 11,000 square feet of tenant spaces, including a resident bar, a pool deck overlooking downtown and a fitness center. Chicago developer **Sterling Bay** purchased a more than 2.5-acre site that is across from the DART rail station at Malcolm X Boulevard and Indiana Street. A vacant 70,000-square-foot building on the site was previously occupied by animation firm Reel FX, which moved to a tower in downtown Dallas earlier this year. **The Stack** will be a new 16-story, mixed-use building at 2700 Commerce street behind famed music venue The Bomb Factory. It is scheduled for completion in the second quarter of 2022 and expected to have 200,000 square feet of office space and 15,000 square feet of ground-floor retail. **The Novel Deep Ellum** is a seven story apartment and retail block on Canton at Malcolm X that replaced a row of one-story commercial buildings with 231 luxury apartments.

Entrepreneur Jeremy Turner has opened a third airbnb, **The Topanga**, across the street from his others: **The Slater** and **The McFly**. **Bonton Farms**, the urban farm in South Dallas whose goal is to restore health, create jobs, and ignite hope, is under consideration for a spinoff in Lake Highlands, at a 12-acre site at Greenville Avenue between Forest Lane and LBJ Freeway. Called **Bonton Village**, it would mirror the current location in South Dallas with a bakery, coffee shop, restaurant, farmhouse, and 120 tiny houses.



*Entrepreneur Jeremy Turner has opened a third airbnb in the Lower Greenville area.*

**The Edge at White Rock** rental townhomes were demolished and the property will be redeveloped with single family housing. **The Abode at White Rock** is a single family housing development planned for Millmar Drive across the street from Bryan Adams High School. Renovation of the Fire Station at Blackwell and Greenville Avenue will create **Vickery Community Courthouse** with completion expected in 2021.

Preservation Dallas named seven East Dallas properties, including **The Gaston**, **Bella Villa Apartments** and **Bowlski's at the Lakewood Theater**, among its 2020 awardees for preservation achievement. An 8-story apartment project with 236 units is planned for the old **Pietro's** space. First resident move-ins are planned for spring 2022. **The Central** is a \$2.5-billion development planned for the former Affiliated Computer Services (ACS) location. It will be the tallest, densest development between Central Expressway and Ross Avenue containing a 30-acre complex with 5 million square feet of residential and office towers, hotels, shops and restaurants amid a

3.5-acre linear park.

**Ebby Halliday** celebrated its 75th Anniversary. The company handles more than \$8 billion home sales a year out of two dozen offices. Ebby Halliday's real estate brands also include Dave Perry-Miller Real Estate and Williams Trew. The firm has affiliated service companies Prosperity Mortgage, Home Team Insurance and Texas Premier Title. **Borden Dairy** has leased the entire 14th floor at Lake Highlands Tower. **Centurion American Development Group** bought 26 acres on Samuel Boulevard and I-30 for a residential project that will offer more than 100 houses within a short commute to downtown.

The **Bogart** is a bold refresh development of the former YWCA-turned-CAN Academy along Ross Avenue by M2G Ventures. The three-story nearly 50,000 square-foot space was designed to resemble a museum. With a dramatic, stark white exterior with black trim, the mixed-use office redevelopment stands out in the up-and-coming neighborhood. The landmark industrial building which housed **Mrs. Baird's Bakery** for decades at Bryan Street and Carroll Avenue will be developed into residential units. It was designed by noted Dallas Architect George Dahl. The **Crosby Apartments** opened on Hall Street just east of Baylor University Medical Center.



*The Bogart on Ross Avenue resembles an art museum.*

The Magnolia Hotel Park Cities, located just north of Mockingbird Station, is now the **Beeman Hotel at Eastline**. It is being renovated to update the rooms, add a café and grab-and-go market, and add a lobby lounge, including a gastropub with live music. **Presbyterian Village** North senior living community in Dallas announced plans for an expansion and renovation project. The project includes the addition of a brand-new residential building featuring 112 one- to two-bedroom apartment homes ranging from 912 to 1,633 square feet.

## CC YOUNG

During March 2020, our world at CC Young was turned upside down by the COVID-19 pandemic. Since then, CC Young is not only surviving COVID-19, we are thriving.

The Vista opened late 2019 and has transformed our campus offering amenities not previously seen in North Texas with flexible design and state-of-the-art technology for the senior living industry. The Vista, combined with our dedicated staff, will ensure resident care and love will continue for years to come.

We are happy to announce our next project called The Terraces. We are now taking reservations for our new Independent Living

apartments facing White Rock Lake in beautiful East Dallas. With The Terraces, residents will experience unprecedented architecture, unmatched location and unequalled lifestyle when they become part of the CC Young family.

Our founder, Rev. Christopher Conley Young experienced the 1918 Spanish Flu pandemic. Rev. Young was quoted at that time in the Dallas newspaper regarding the importance of faith during that crisis. Faith is essential getting through the COVID-19 Pandemic in 2020 as well. To learn more about CC Young and to schedule a virtual tour, call 214-258-4000.



*The Terraces is CC Young's next project.*

## EDUCATION



*Young Lakewood Warriors.*

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. The Class of 2020 were admitted to 82 different colleges and universities. Sixty-eight percent (68%) of the members of the Class of 2020 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 2020 claimed 11 AP Scholar Awards. Ninety-three percent (93%) of the Class

of 2020 were enrolled in at least one Advanced Placement (AP) course during their Upper School career. Lakehill Preparatory School provides a rigorous, college preparatory curriculum combined with opportunities for personal growth, individual enrichment, and community engagement.

**Bryan Adams High School** announced the launch of a new criminal justice early college pathway which will be part of an initiative that provides an opportunity for students to get on a career path to become police officers or work in other law enforcement or criminal justice positions. It was created by a strong partnership between Dallas ISD, the Dallas County Community College system—Eastfield College—and the City of Dallas Police Department. This new pathway will be in addition to the existing childhood education pathway. This is a great opportunity for students to enter a career path that will allow them to serve the community they grew up in as police officers or teachers at the same time that they earn up to 60 college credit hours and an associate degree through Eastfield College

**J.L. Long's Susan Moreno** was presented with the Milken Educator Award. The prestigious national prize, which honors top teachers across the country, comes with an unrestricted \$25,000 cash prize. In Moreno's dual-language classroom, seventh- and eighth-graders visit Hispanic countries through music, poetry and cuisine without ever leaving Texas. Students build model houses, write short stories, perform original skits and produce videos.

**Woodrow Wilson** celebrated its 90 year anniversary. Students from **Woodrow Wilson High School** will have the option to also gain workforce-ready, in-demand skills at a Dallas ISD Career Institute. The career and tech education program will guide students from concept to hands-on training with instruction by experienced tradesmen with firsthand experience and the contacts to connect students to internships, apprenticeships, and jobs in their industry. **Woodrow Wilson's** Robotics Club, The RoboCats, used 3D printers to create face shields for COVID-19 first responders.

A new campus for **Jill Stone Elementary** Dallas ISD is under construction at Park Lane and Ridgecrest. Now open on Swiss Avenue, **The Fab Lab at WorkChops** is an innovative approach to the makerspace model that has become popular in tech and maker circles. WorkChops is the latest iteration of the former East Dallas science enrichment venue, The Lab at Lakewood.

**Studio Bella for Kids** is located in the White Rock United Methodist Church at 1450 Oldgate Lane, providing creative and fun STEAM related classes, camps, group workshops, events, lego parties, birthdays parties, etc. Studio Bella's Explorers Program is a 5 day a week aftercare program at Hexter and Sanger Elementary Schools. In a collaboration the **Robocats Robotics Team** from Woodrow Wilson High School, Full Steam @Home shared a variety of fun daily do-at-home projects combining art and science for pre-K to seniors.

## HEALTH

**City Hospital at White Rock** now offers 3D mammography exams. Utilizing advanced breast tomosynthesis technology, these exams

are clinically proven to significantly increase the detection of breast cancers, and also decrease the number of women who are asked to return for additional testing. Newly opened **Rosewood Foundation Vision Clinic** at Healing Hands Ministries provides vision services for the uninsured and underserved in the Dallas area. It is staffed by full-time bilingual optometrists who provide vision screening and other services for a nominal fee based on family income.

**Baylor University Medical Center** at 3500 Gaston Ave. ranked second best in the metroplex and fourth in the state in an annual report released by U.S. News & World Report. The report evaluated more than 4,500 medical centers on patient care, patient safety, outcomes, nursing, advanced technology and reputation. Baylor University Medical Center is recognized nationally for its specialties in gastroenterology and gastrointestinal surgery, as well as gynecology.



*Pink Ribbon cutting for the new 3D Mammogram unit. Mike Nurre, Dr. David Zorinsky, Shawn Lovelady, Mark Weber.*

\$8.3 million project with completion by March of 2023. The **City of Dallas** installed bike lanes along both sides of Abrams from Beacon to Ridgeway. Crockett Park, at Carroll Avenue and Victor Street, will become **Crockett Dog Park**. The 1.8-acre space will become a fenced-in area for large and small dogs. It will also include updated walking paths, picnic tables, a shaded pavilion and some ornamental trees and shrubs.

Quality of life in Casa View went up 2 notches with the September completion of the \$6.2million new **Neighborhood Aquatic Center at the Harry Stone Recreation Center**. This new spacious facility is complete with expanded dressing areas, a 2 story slide, a much larger pool with dedicated swim lanes, a tot pool, and even a lazy river type float area. Hurry up next summer and get here!

## CULTURE AND ENTERTAINMENT

The **Dallas Comedy House** reopened at 3036 Elm Street. CEO Amanda Austin created a new niche and was recognized for her launch of new corporate training classes with humor. Deep Ellum's new colorful mural on Commerce Street has two figures wearing Ralph Lauren Polo shirts. The brand's new "**Polo Public Art**," reinterprets the classic shirt to attract the new generations. **Rainbow Vomit**, an immersive art exhibit, reopened its doors for public and private tours with a newly imagined experience titled "Sanctuary", transporting guests to a new realm of visual splendor and relaxation combining many mediums of art into a fun and moving artistic experience.

## RECREATION



*Crockett Park will become Crockett Dog Park.*



*Dallas Comedy House.*

The **USA Film Festival** celebrated its 50th Anniversary adhering to COVID-19 social distancing restrictions. Seating was limited and attendees were given assigned seats scattered throughout the auditorium. **East Dallas Arts** is a non-profit community theater group opening a new performance space at 10620 E. Northwest Highway. **University Crossing Public Improvement District** commissioned a 650-foot mural along **Glencoe Park's** retaining wall, adjacent to the U.S. 75 access road, spanning the entirety of the park from Martel to Ellsworth avenues. The colorful, geometric design reflects the district by incorporating a mockingbird, in a nod to Mockingbird Lane, and a pony, in reference to Southern Methodist University.

New sidewalks were added at Fair Oaks Park adjacent to Emmett Conrad High School to improve public safety, enhance accessibility to the park, and add a beautiful landscaping addition. The Dallas City Council approved a 2.5 mile extension of the **Lake Highlands Trail** to link it with the Lake Highlands Town Center and the White Rock Creek Trail. \$5.7 million in federal funding will help pay the

The **Bath House Cultural Center** closed in late February for \$1.5 million in renovations to improve the appearance and accessibility of the landmark site. It is the first major construction on the Art Deco building since it was built in 1930 and work will include kitchen renovations, bathrooms that comply with the Americans with Disabilities Act, plumbing and electrical improvements and better access to the lake level. Due to the coronavirus pandemic, performances will be streamed live by **Undermain Theatre**, **East Dallas Arts** and **Dallas Children's Theater**. **Echo Theater** is conducting online reading of plays. **Planet Granite** is planned to open in The Hill shopping center taking over the space most recently home to Candytopia, and before that, TreeHouse, the green home improvement company. It is a rock climbing gym featuring bouldering under natural light, a yoga studio, a full-line up of introductory and advanced climbing classes and a unique outdoor fitness area.



*Groundbreaking for Bath House expansion.*

Freedom Flops was produced and given to amputees in Dallas-Fort Worth.

Developer KDC is transforming a historic home into a new treatment center for the East Dallas nonprofit, **The Magdalen House**, which helps female alcoholics. The organization's new home at 4513 Gaston Ave. is scheduled for completion in early 2021. When complete, the 8,000-square-foot structure will increase the overall space by 44 percent, allowing more women to seek services. The center will include 20 beds for detox clients, a family visitation room, a dining room, a multipurpose room and a space for classes, meetings and workshops.

**New Room Community Center** started as an after-school program in an abandoned convenience store in Lake Highlands. Most of the after-school kids were on free or reduced lunch so **Feed Lake Highlands** was born. It now serves 200 households and over 700 people, once a month. Each family member receives about 15 pounds of food. The New Room includes a nurse station providing blood-pressure checks and other health resources such as smoking cessation and dental checks.

**Bonton Village** will acquire 12.8 acres in Lake Highlands at 12000 Greenville between Forest Lane and LBJ to build a functioning farm and community destination. The homeless-to-work community is from the founders of Bonton Farms. Chamber member **Greater Casa View Alliance** donated \$500 to the North Texas Food Bank in April 2020; and has pledged a similar amount for the acquisition of DISD student computers in September 2020.



*The Magdalen House will be a new treatment center to help women alcoholics.*

## COMMUNITY AND SOCIAL SERVICES

**Dallas 24 Hour Club** provides safe, sober transitional living for homeless men and women seeking a brand new life away from drugs and alcohol. It is set to release a cookbook instead of their annual fundraiser Dallas All-Star Chef Classic. The book features more than 40 recipes from various local chefs. Construction has started on the **Vickery Park Library** on Park Lane near Greenville Avenue. It will be an 18,000 square foot, state-of-the-art facility with space for classes and community meetings. The \$8M facility is being partially funded with \$752,000 grant from the Crystal Charity Ball and \$254,000 in city park funds. Natalie Boyle's nonprofit organization **Mommies in Need** provides in-person childcare to families experiencing a health crisis. To comply with social distancing guidelines, Boyle shifted her focus to virtual programs intended for families of hospital staff, first responders and those affected by the coronavirus.

Dallas-based premium sandal company **Hari Mari** has launched a new initiative that fits perfectly with the brand's socially conscious ethos: providing U.S. military and first responders with flip-flops designed specifically for prosthetic legs. Called Freedom Flops, they're made with a removable backstrap, allowing wearers to keep the straps intact to fit their prosthetic limbs. The first batch of 50



*Kip's Big Boy sported a face mask.*



# GEDCC CELEBRATES 75 YEARS

## PAST CHAMBER CHAIRMEN

1945	Gordon Hall	1976	Earl Allen	1999	Joy Hopkins
1953	John Maxwell	1977	Myrtie Britain	2000	Larry Jones
1953	Bruce Alger	1978	Robert L. Burns	2001	Mary Bedosky
1954	J. L. Parker	1979	George Thomas	2002	Mary Bedosky
1955	Dr. John H. McCullough	1980	Paul Lokey	2003	Bulldog Cunningham
1956	Lee McShan	1981	Cecil Mills	2004	Bulldog Cunningham
1957	Donald G. Dossett	1982	Virginia Belcher	2005	Michael Miles
1958	Jerry R. Hanna	1983	Earl Allen	2006	Michael Miles
1959	John A. Maxwell	1984	Louis Gorr	2007	Charlotte Herr
1960	Robert C. Haden	1985	Greg Upp	2008	Dr. Rick Sorrells
1962	James Fountain	1986	Liz Minyard Lokey	2009	Mary Poss
1963	Roy T. Moses	1987	Carl Schieffer	2010	Mary Poss
1964	Frank I. Hopkins	1988	Jack Gorman	2011	Roger Perry
1965	Frank I. Hopkins	1989	Jack Gorman	2012	Roger Perry
1966	Lyle W. Ozmun	1990	Elizabeth Zaby	2013	Roger Perry
1967	Sheffield Kadane	1991	Michaux Nash, Jr	2014	Darlene Doxey Ellison
1968	Sheffield Kadane	1992	Bill Cook	2015	Darlene Doxey Ellison
1970	Lyle Ozmun	1993	Pete Sessions	2016	Andrea Sanders
1971	Don Wright	1994	Suzanne Cochran	2017	Andrea Sanders
1972	Bill Wood	1995	Greg Blair	2018	Darlene Doxey Ellison
1973	Herschel Brown	1996	Sherryl Wesson	2019	Mike Nurre
1974	Richard Cobb	1997	Sandi Vullo	2020	Steve More
1975	John M. Davis	1998	Don Wilson		

## PAST LAKEWOOD CHAIRMEN

	Eloise Sherman
	Jim Davis
1991	Rick Bentley
1992	Rick Bentley
1993	Bud Doxey
1994	Bud Doxey
1995	Bud Doxey
1996	Annette Stone

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James McDowell
Les Kelley
Judy Summers
Matt Coston
Don Wilson

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## THANK YOU FOR THE MEMORIES

95 years - Highland Park Cafeteria  
66 years - Casa Jewelers  
58 years - Pier 1 Imports  
47 years - The Grape  
46 years - Hit Records  
40 years - Emeralds to Coconuts  
37 years - Fish Bone Grill

26 years - Burger Street (in Kroger parking lot)  
20 years - Baker Bros. American Deli  
30 years - Picasso's  
13 years - Capitol Pub  
11 years - Dallas Comedy House  
10 years - Another Broken Egg

## IN MEMORIAM

**Virginia Savage McAlester**, an early organizer of efforts to landmark Dallas' historic neighborhoods.

**Sherryl Wesson**, past Chairmen of GEDCC.

**Dick Clements**, founding member of GEDCC Economic Summit.



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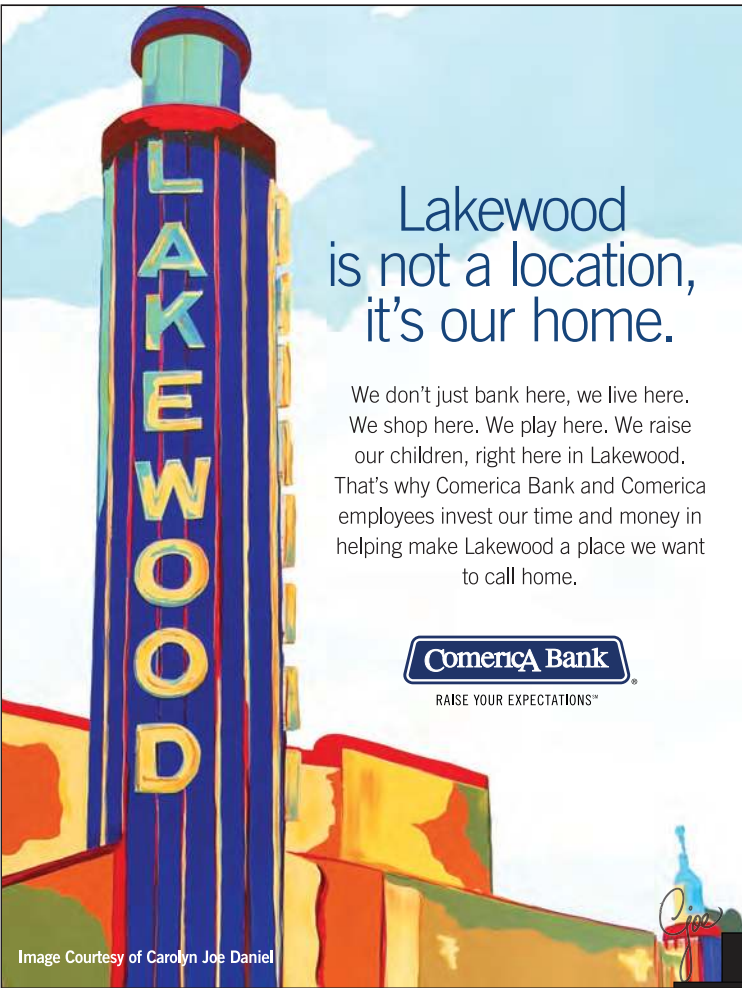
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