



City of Dallas

Overview of Proposed Refuge Dallas Lake Highlands Project

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Presentation Overview



- Current Needs
- Proposed Partnership with Refuge Dallas – Lake Highlands
 - Alignment with City's Strategic Priorities
 - Alignment with City Council Policies
- City Public Land -12000 Greenville Avenue
- Summary of Proposed Lease Agreement and Development Obligations
 - Project Partners
 - Vision & Design
 - Timeline/Schedule
 - Estimated Costs
- Summary of Proposed Development Agreement and Project Phasing
- Next Steps



Current Needs



- Food Insecurity – Healthy Food Options
- Affordable Housing and Homeless
- Wrap Around Services for Vulnerable Populations
- Rental Assistance and Eviction Diversion
- Workforce Development and Job Training



Proposed Partnership with Refuge Dallas



- The Refuge Dallas Project is a proposed development in Lake Highlands that will seek to bring light, hope and transformation to all residents no matter what zip code they live in
- The Project will seek to create an environment of support and community to encourage residents to transition out of crisis with the wrap around services
- Provide residents with options that address their needs and improve themselves and their circumstances:
 - Affordable Housing
 - Job Skills/Training
 - Financial Stability
 - Supportive Services



Alignment with City's Strategic Priorities

Economic Development: Partnering with Local Corporations to provide Workforce and Job training and placement while creating new jobs and fostering an environment of entrepreneurship

Environment & Sustainability: Building an Urban Farm with a Farmers Market, open green space, and environmentally friendly technology and practices

Government Performance & Financial Management: Using a debt free model and private fundraising to develop and construct project

Housing & Homelessness Solutions: Provide innovative housing options for neighbors experiencing homelessness and provide a one-stop shop to address all needs on site

Alignment with City's Strategic Priorities

Public Safety: Focus on safety and provide training in private security and cyber security while providing returning residents with pre and post release support; and provide critical services to those impacted by sex trafficking

Quality of Life, Arts, & Culture: Provide open green/performance spaces to encourage community, arts, and culture

Transportation and Infrastructure: Develop new infrastructure and connecting streets along the Forest and 635 transportation corridor

Provide innovative housing options for neighbors experiencing homelessness and provide a one-stop shop to address all needs on site

Alignment with City Council Policies

- Focus on job growth and living wage jobs
- Promotes health and fitness along with healthy food options for all
- MVA- Area H
- Creates affordable housing options in Northeast Dallas
- Promotes greater fair housing choices
- Helps to overcome patterns of segregation
- Near stabilization area and LBK 635 Expansion area
- Includes developer obligations per the Housing Policy Land Transfer Program
- Increases economic opportunities and business development for people of color
- Increases access to housing and services for women and people of color
- Prioritizes preserving and increasing trees to support our canopy
- Looks at solar options and green energy



12000 Greenville Avenue Property



12000 Greenville Property



- In 2012, a consultant performed a programming effort for the Southeast Service Center and how best to utilize space
- Best options were for DWU to move two groups – Material Services and Meter Operations to a different location
- DWU owned the Abrams Pump Station facility adjacent to this parcel
- Purchase also provided the potential to reduce DWU leases over time
- February 24, 2016, City Council approved an item for DWU to purchase the parcel from TxDOT for an amount not to exceed \$3,386,000



Current Status



- The need to relocate did not materialize over time and DWU maintained its facilities at the Southeast Service Center
- With the decision not to relocate, the entire parcel is no longer needed beyond existing easements, access points and the ability to replace the Abrams Pump Station and Ground Storage Reservoir in the future
- A 40-year lease is being developed for use of the land incorporating utility needs both current and future





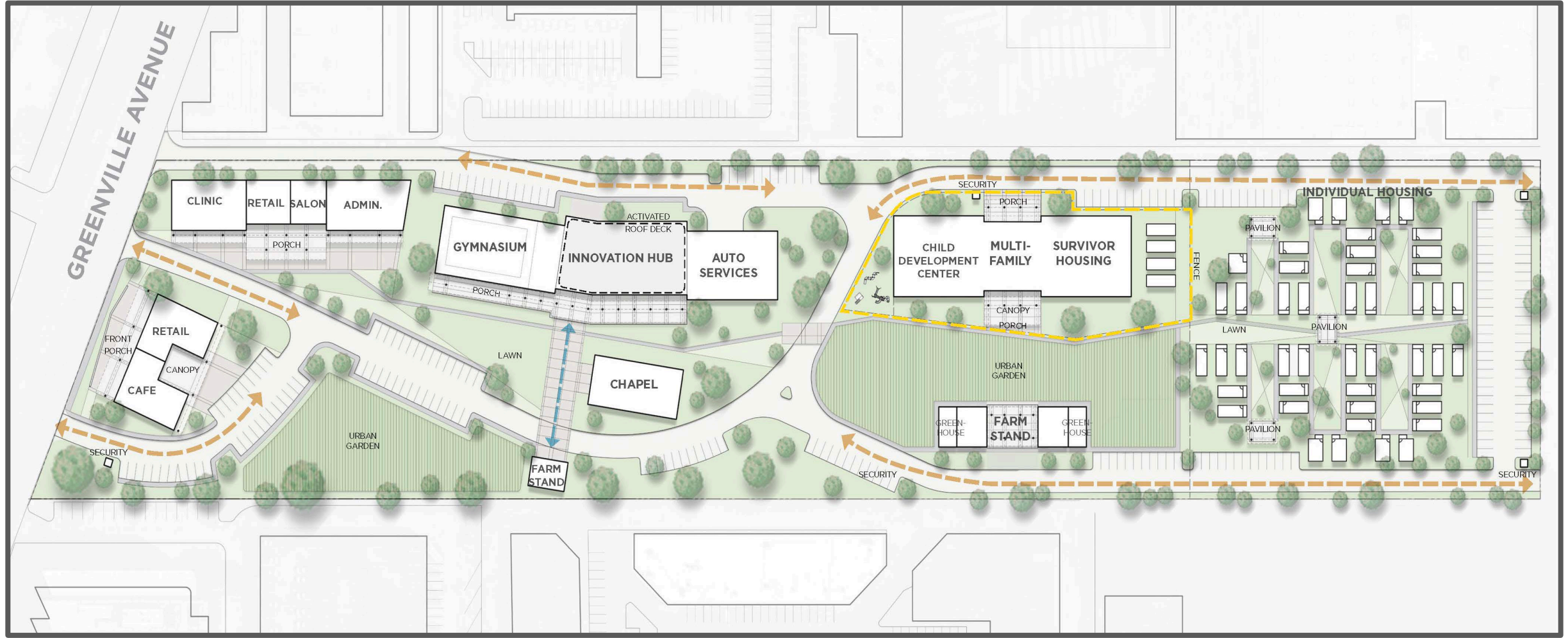
Lease of Land Considerations



- Section 253.011 of the Local Government Code provides for a direct sale or lease of City real property to a qualifying 501 (c)(3) nonprofit for use to promote a Public Purpose
- The lessee will not pay rent to the city. Rather, the consideration for the lease will be completion of the Project, including specific obligations and benchmarks to be outlined in this presentation
- The primary use of the subject property will be to address **three main public uses** while providing restaurant, retail, and other mixed uses to serve and benefit the surrounding communities:
 - **Farming operations** and cafeteria services will address the need for healthy food options
 - **The Workforce Innovation and Entrepreneurship Hub** will partner with corporations and professional training programs to provide job and workforce training as well as job placement services
 - **Innovative housing options** will provide affordable housing to individuals and some families coming out of crisis



Refuge Dallas– Lake Highlands



Project Partners



Partners

the **HUMAN IMPACT**

The Human Impact exists to befriend the homeless and bridge the relational gap to change lives. Their unique response to this destabilization is to come alongside the chronically homeless, becoming a long-term support system in their lives. They choose to love the chronically homeless, a group that is often forgotten and marginalized.



Founded in 2018, the Child Poverty Action Lab (CPAL) has built an unprecedented coalition of local public agency CEOs collectively adopting a shared goal of reducing Dallas' child poverty rate by 50% within a single generation.



**HOUSE OF
CHERITH**

House of Cherith provides safe housing and supportive services where women can recover from the trauma of sexual exploitation. House of Cherith's focus is to serve the survivors struggling to recover from the years, or even decades, of trauma they have endured.



A Place for Community



On-Site Services

- Workforce Readiness/Vocational training
- Job placement and counseling
- Health and Wellness
 - Medical, Vision, Dental
 - Mental and Emotional Care
 - Fitness classes
 - Health and Nutrition education
- Fresh food options
- Trauma care for survivors of sexual exploitation
- Youth development
- Personal financial management training
- Returning neighbor program
 - Pre and post release programs
- Family reunification
- Diversion program
- Life skills
- Conflict Resolution

On-Site Features

- Workforce Innovation Hub and Entrepreneur center
- Primary and behavioral health services
- Urban Farm and greenhouses
- Farmers Market
- Housing for individuals and families transitioning out of homelessness
- Housing for survivors of sexual exploitation
- Community Retail
 - Farm-to-table Restaurant
 - Coffee House
 - Retail Salon
 - Retail Boutique
- Gymnasium and fitness area
- Co-working space
- Event Space
- Cafeteria

Timeline



ESTIMATED PROJECTED COMPLETION DATE: DECEMBER 2026

Estimated Project Cost

CITY OF REFUGE - LAKE HIGHLANDS
12000 Greenville Ave, Dallas TX

Projected Cash Flow
Completion of Site Due Diligence & Planning through GB Date
March 2021 - May 2022



ARCHITECTURE & ENGINEERING FEES

SITE / SHELL AND CORE ELEMENTS	
Architecture & MP	\$450,000
Core Finishes	\$ - INCL
Structural Eng.	\$ - INCL
MEP / FP Eng.	\$ - INCL
Civil Eng.	\$95,000
L/S & H/S Design	\$75,000
AE Reimb. Allow	\$35,000
Geotechnical Rpt	\$3,000
Environmental Rpt (Ph 1 & 2)	\$11,000
Surveying Svcs (Bndry, Topo, Plat)	\$20,000
Interior Finishes (Site Built Structures)	
Programming	\$335,000
Space Planning / Interior Finishes	\$ - INCL
MEP / FP Eng.	\$ - INCL
Low Voltage & Security Eng.	\$20,000
AE Reimb. Allow	\$5,000
Tiny Homes (Turnkey)	
Arch Master Planning & CA	\$90,000
Civil Eng.	\$30,000
Construction Admin.	\$ - INCL
Legal & Consulting	
Legal Fees	\$15,000
Land Acquisition	\$ - INCL
Contracts	\$ - INCL
Environmental Consulting	\$30,000
Env. Remediation Allow (Hard Costs)	(Others)
Total =	\$1,204,000

Developer Obligations



- The following developer obligations will be incorporated into and be conditions of the ground lease
- Final Site Plan by October 31, 2022.
- Secure commitments of workforce partners by December 31, 2022.
- Site work (e.g. paving, grading, site preparation, utility connections, or demolition) will commence no later than October 31, 2022.
- Submit to the City a phasing schedule that includes deadlines for completion of each phase of the project.



Developer Obligations



- Complete initial funding for the project (\$8 Million), no later than June 30, 2023.
- Present to City reasonable evidence of all funding reasonably anticipated to be necessary for completion of the project no later than December 31, 2024.
- Complete project no later than December 31, 2026



FULL PROJECT

LEGEND	
COLOR	DESCRIPTION
	ECONOMIC DEVELOPMENT
	HOUSING
	FOOD SECURITY
	OFFICE/SERVICE
	INFRASTRUCTURE
	OPEN SPACE

FOOD SECURITY

BUDGET: \$2,500,000

ECONOMIC DEVELOPMENT

BUDGET: \$4,500,000

SERVICE

BUDGET: \$6,000,000

HOUSING

BUDGET: \$9,000,000



OMNIPLAN



LAKE HIGHLANDS CITY OF REFUGE
CITY COMMITTEE MEETING 10.04.2025



INFRASTRUCTURE & GROUND BREAKING

BUDGET: \$6,500,000



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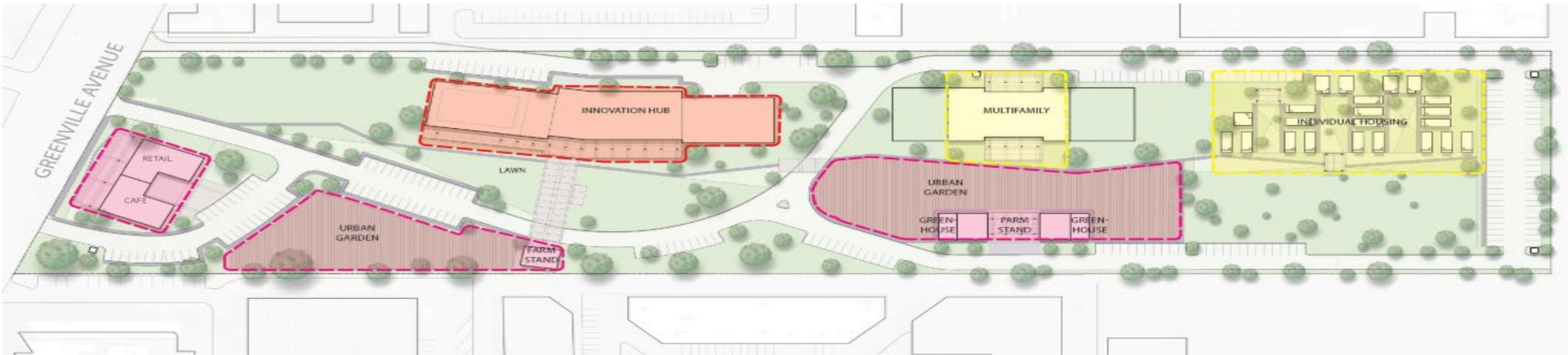
LAKE HIGHLANDS CITY OF REFUGE
CITY COMMITTEE MEETING 10.04.2021



FOOD SECURITY
BUDGET: \$2,500,000

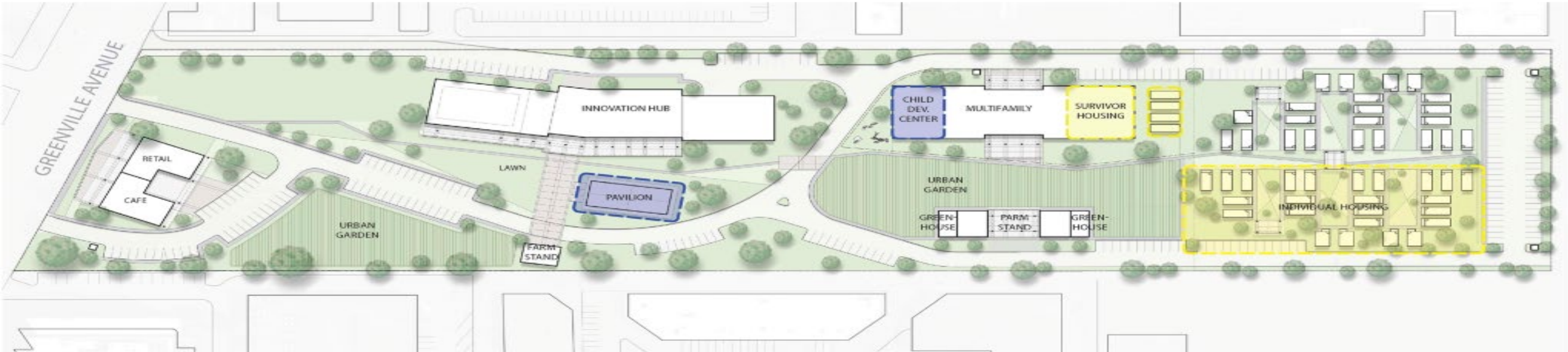
ECONOMIC DEVELOPMENT
BUDGET: \$4,500,000

HOUSING
BUDGET: \$6,500,000

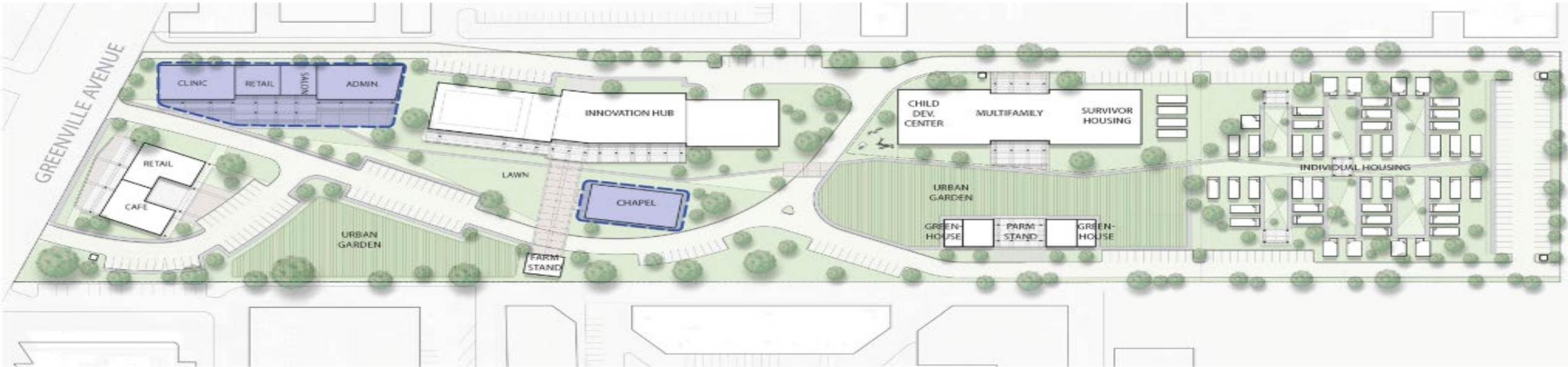


SERVICE
BUDGET: \$2,000,000

HOUSING
BUDGET: \$ 2,500,000



SERVICE
BUDGET: \$4,000,000



OMNIPLAN



LAKE HIGHLANDS CITY OF REFUGE
CITY COMMITTEE MEETING 10, 04, 2025



Next Steps



- Receive feedback and comments from Economic Development Committee
- Staff will present an item to City Council on October 13 to consider the proposed ground lease to Refuge City of Dallas, Inc.
- After City Council approval of the lease, Refuge City of Dallas, Inc. will proceed with fundraising commitments to support the project
- Estimated project groundbreaking is planned for May 2022
- Incentive requests for the project, if any, will require additional City Council approval at a later date



Appendix



	PHASE 1 (SF)	MASTERPLAN (SF)
RESIDENTIAL	21,057	25,358
MULTIFAMILY FOR WOMEN & CHILDREN	21,057	0
TINY HOUSES FOR THE HOMELESS	0	20,000
GROUP HOME FOR SEX TRAFFICKING SURVIVORS	0	5,358
RETAIL	7,200	5,400
RESTAURANT / CAFÉ	3,600	0
RETAIL	3,600	3,000
CLOTHING STORE	0	600
BARBER SHOP / SALON	0	1,800
COMMUNITY AMENITIES	0	13,485
CHAPEL / EVENT SPACE	0	4,485
CHILD DEVELOPMENT CENTER	0	4,512
CLINIC	0	4,488
INNOVATION HUB	37,807	4,514
ADMINISTRATION	0	4,514
GYMNASIUM	10,500	0
AUTO SERVICES	7,000	0
CO-WORKING	9,725	0
CAFÉ	500	0
CAFETERIA / KITCHEN	5,800	0
VIDEO & AUDIO PRODUCTION SUITE	800	0
SUPPORT AND CIRCULATION	3,483	0
SITE AMENITIES	5,000	0
FARM STAND	5,000	0
TOTAL BY PHASE	71,064	48,757
TOTAL		119,820

