

LGNA

LOWER
GREENVILLE
NEIGHBORHOOD
ASSOCIATION



JANUARY • FEBRUARY 2014

MOCKINGBIRD TO ROSS / GREENVILLE TO SKILLMAN

BOARD OF DIRECTORS

Patricia Carr | PRESIDENT
214-821-2562

Gay Hopkins | VICE PRESIDENT
214-827-4559

David Jones | VICE PRESIDENT
214-821-8984

Debbie Daniel | TREASURER
214-821-0747

John Dailey | SECRETARY
214-821-6324

Darren Dattalo | CRIME WATCH
214-476-8023

DIRECTORS

Lilia Estrada 214-923-8159

Michelle Foreman 214-394-2487

Ken Lampton 214-502-5858

Pam Mueller 214-821-1554

Alan Schonborn 214-823-4057

USEFUL NUMBERS

Council Member Philip Kingston
214-670-5415

State Rep. Dan Branch
214-745-5768

DPD Officer Keith Allen
214-671-3477

Sanitation / Bulk Trash
214-670-3555

Code Compliance
214-670-5708

Animal Services Call 311

Find out what's going on.
Like Us on FACEBOOK 

LOWEST GREENVILLE: MAINTAINING THE QUALITY

Five years ago Lowest Greenville – the stretch of Lower Greenville between Ross and Belmont – was costing the City of Dallas \$20,000/month for Police Department overtime pay. Lowest Greenville had become what some called a “war zone” between the hours of midnight and 3:00am on Friday and Saturday nights. The area had deteriorated into a zone of under-age and over-served drinkers, assault, gunfire, and gang activity. All this on a street that is backed by homes. Families with young children would be awakened by gunfire at night and in the morning would find bullet holes in their porches.

Lowest Greenville and its surrounding residential neighborhoods saw more than 35 violent crimes in 2010 alone. Councilmember Angela Hunt was quoted as saying that Lowest Greenville had “deteriorated to where it's very little retail and (is) a regional bar attraction, which is not what's really appropriate for an area surrounded by neighborhoods.”

Lowest Greenville was a dividing line between City Council Districts 14 and 2. Councilmembers Hunt and Pauline Medrano didn't think that more DPD presence or show of force was the answer. Instead, they proposed rezoning Lowest Greenville into a Planned Development District (PD) which would require obtaining a special use permit (SUP) by any business that wanted to operate between midnight and 6:00am.

(CONTINUED INSIDE)



MEET YOUR COUNCILMEMBER JANUARY 28

The next Lower Greenville Neighborhood Association event features Councilmember Philip Kingston. The successor of Angela Hunt, Kingston lives in our area and, in fact, was a member of the LGNA board of directors for several years.

Councilmember Kingston will discuss challenges facing the City of Dallas and how our area will be impacted by events in 2014. What do you think our challenges will be? You may be surprised.

Plan to come to Nora restaurant at 1928 Greenville on Tuesday, January 28. The meeting begins at 7:00pm, but consider coming early or staying late for dinner. Parking is available in the parking lot at the corner of Oram and Hope.



UPCOMING EVENT

WHEN Tues., January 28
7:00pm

WHERE Nora Restaurant
1928 Greenville

WHO District 14
Councilmember
Philip Kingston

BULK TRASH DATE

PICK UP: Jan. 13-17
EARLIEST SET-OUT: Jan. 9

PICK UP: Feb. 10-14
EARLIEST SET-OUT: Feb. 6

PICK UP: Mar. 10-14
EARLIEST SET-OUT: Mar. 6

Remember: The city has a zero tolerance for placing trash out prior to the earliest set-out date. Don't get stuck with a fine for missing the date.



LOG ON TO
LGNA.NET
for information
and updates.

LOWEST GREENVILLE: MAINTAINING THE QUALITY (CONTINUED)

City Staff advised that it would be discriminatory to target only the "bad bars." Instead, a non-discriminatory SUP would be required of everyone. Further, obtaining an SUP would require a hearing before the City Plan Commission—a process allowing neighborhood, police, and City staff input.

It took over a year of campaigning and educating to bring the PD into force. Hunt and City staff met face-to-face several times with neighborhood leaders. With the six area neighborhood associations on board, Hunt and City staff presented the plan at public meetings that drew hundreds of area residents.

Many businesses, including reputable neighborhood-friendly businesses, feared that the PD and ensuing late-hour SUPs would create too much red tape and extra expense. Some individuals railed loudly against the PD, prophesying the doom of Lowest Greenville.

For close to a year, representatives of four neighborhood associations met almost weekly to research and do due diligence on applications for late-hours SUPs. Some "bad bars" didn't bother to apply for an SUP, simply closing their doors. Seventeen businesses applied for SUPs. Four were denied because of continued police reports of crime and violence. Thirteen were granted SUPs of two to five years.

After the PD's implementation Hunt and Medrano announced plans for a new streetscape financed by monies from the 2006 bond election for the blocks between Bell and Alta. Greenville was narrowed from four lanes to two, following the pattern of lanes north of Belmont. Following the City's complete-street paradigm, new below-ground infrastructure was installed. Installed above ground were wider sidewalks, street trees, antique lighting with matching trash bins and benches, parallel parking, and improved pedestrian crosswalks.

Some businesses were unable to withstand the year of street demolition and construction; those that did survive are considered the "old timers" and set the example for the many new businesses moving in. Daytime retail as well as many new daytime and evening restaurants are drawing people from all over Dallas.

Two years after the implementation of the late-hours PD, it's obvious that it's working. There are fewer empty storefronts than two years ago, and new businesses are moving in monthly. Crime statistics are down dramatically. There are no longer late-night crowds and dozens of police officers every weekend night. Gone is the stigma of "Lowest Greenville – that's not a safe place." But the neighborhoods and the City are still maintaining stewardship of safety and quality of life. Five late-hours SUPs became due for renewal in 2013. Led by LGNA, four neighborhood associations examined the records of each business with the City's Code Enforcement and Police departments.

Four businesses—Single Wide, Old Crow, Libertine, and Greenville Ave. Pizza—were cleared by Code Enforcement, and police activity was almost non-existent over the two years of their permits. The neighborhood associations wrote letters to City Plan Commission (CPC) in support for the applications of those four businesses. LGNA president Patricia Carr also testified at one CPC hearing, explaining the neighborhoods' process for each late-hours application and neighborhood support for responsible businesses.

The fifth late-hours application was a different story. One week after Kush applied in August for renewal of their late-hours SUP, one of their customers was killed in a well-publicized fight outside the bar. Examination of Kush's police activity over two years showed a total of 27 police reports, 8 of them for violent crimes. The 27 police reports were more than twice the combined total of the four other late-hours applicants, and none of the reports for the four was for a violent crime.

Neighborhood residents, homeowner and neighborhood associations, and other Lowest Greenville businesses rallied and submitted letters and emails of opposition to the renewal of Kush's late-hours permit. Many pointed to the August killing, but just as many cited the continued record of violent crime originating around Kush. After hearing testimony from many Lower Greenville-area residents, CPC voted unanimously to deny the application. City Council followed suit.

"After years of hard work from neighborhood groups, property owners, and the City of Dallas, it is incredibly exciting to see the changes we envisioned for Lowest Greenville actually coming to fruition," says Angela Hunt. "We finally have viable daytime businesses, great new restaurants and retail, and a safe, pedestrian-friendly street.

"The Lower Greenville formula is now a model for the rest of the city: focused infrastructure improvements combined with community-centered zoning regulations can completely transform problem areas.

"But what I'm most proud of is the unified effort that made this Herculean task possible—all the surrounding neighborhoods came together with the major property owners to pull the rope in the same direction. It wasn't easy, but thanks to the hard work and perseverance of a lot of good people, we now have a Lower Greenville we can be proud of."

We agree with you, Angela.



The UPS Store®

At The UPS Store, we do a lot more than shipping.

Mailbox services · Printing services · Moving supplies
Fax services · Notary services · And more....

Visit us at:
5706 E. Mockingbird Lane
214-824-5100



FIRE STATION GOODIES



On December 14, area residents donated dozens of cuddly stuffed toys for the Dallas Police Department's program for distressed children. The toys will be delivered to Central Patrol in January.

Area residents also brought enough thank-you goodies—homemade treats, games, gift cards, fruit, chips, salsa, and more—to fill four large cartons with good wishes for the three shifts of firefighters at Dallas Fire Rescue Station 17. Residents from Edgemont Park and other areas west of Skillman also contributed.

When told that the goodies were but a small thanks from area residents, Captain Russell, commander of that day's shift, asked to "Please tell everyone how much we appreciate your thinking of us."

Firefighters were delighted with the cartons that had been decorated by students at Robert E. Lee Elementary. Artists were third graders Natalia Games, Donovan Gloston, Ivan Gonzalez, and Paul Murillo; fourth graders Elijah Desinor and Kaya Edwards; and fifth grader John Anthony Plata. Our thanks to these students and teacher Carmen Carbajal.

A collection jar accumulated approximately \$10 which was delivered to Lee to help pay for the art supplies used for the firefighter cartons.

THANKSGIVING FEAST

More than a hundred neighbors attended the annual community Thanksgiving dinner sponsored by area churches and neighborhood associations on November 26. Three neighborhood associations – Lower Greenville, Wilshire Heights, and Lakewood Heights – provided hams and paper- and plastic-ware. The churches provided turkeys and drinks, and neighbors brought a large array of side dishes and desserts.

Several bags of food and \$200 in cash were donated for the North Texas Food Bank.



NEW MAIL BOX

The Belmont post office location is long gone, but the U.S. Postal Service has installed a small reminder of its service to Lowest Greenville. A blue mail drop box is on the sidewalk in front of the Walmart Neighborhood Market in the 2200 block of Greenville. There is no drive-up lane, but parking is available in the Walmart parking lot.

Pickup is at 1:00pm Monday-Friday.



A GOOD DEED DOES GET NOTICED

Many homes and businesses were struck by electric-power outages during the early-December ice storm. Shaun Lemley, owner of Benny's Bagels at 1901 Skillman, ran into trouble when electricity went out on the west side of the Skillman/Live Oak Center. Shaun realized that he had no refrigeration for the delicious food served by his shop.

Matt's Rancho Martinez, located on the other side of Skillman, came to the rescue and allowed Benny's Bagels to store food in their freezer until electrical power was restored.

As one neighbor said, "That is what great neighbors do—help each other out in the time of crisis." Check out the great food at both of these great neighborhood businesses.



KenLampton.com



*The BLOG about Life
and Real Estate in the
Lower Greenville Area.*

RE/MAX About Dallas / Ken Lampton / 214-502-5858

SIGNAGE ON MATILDA

Most people in our neighborhood know about the dangerous serpentine curve on Matilda between Lewis and Oram. Vehicles turning onto Matilda from side streets Lewis, La Vista, Hoskins, Oram, and Prospect create a danger because drivers on Matilda may not see vehicles coming from the side streets.



Matilda resident Kim Amos asked LGNA if anything could be done to increase safety along the dangerous curve. We inquired of Councilmember Philip Kingston's office, and his assistant Connie Sanchez put us in touch with the City's Street Services Department and Engineer Mohamed Bah.

Mr. Bah said that as a result of our concern, the City conducted a study and would install "hidden street" signs to indicate that the side street does not have visibility, along


with the signs recommending reduced speed and warning of the curve on northbound Matilda at Lewis and southbound at Oram.

We asked about lights to draw attention to the signs, but Mr. Bah explained that flashing lights are reserved for schools and areas of heavy pedestrian movement. Their study indicated that the Matilda curve didn't qualify.

Let's continue to pay attention when driving and walking in the area of the Matilda curve.

The RIGHT REALTOR keeps you up to date with the latest happenings in the market.

Stay in the loop.



**HOMES
IN THE LOOP**

DARREN DATTALO

If you don't need a Realtor right now, I hope you'll refer me to a friend who does.

darren@HomesInTheLoop.com
HomesInTheLoop.com
214-476-8023

ADVERTISING IN THE LGNA NEWSLETTER

The LGNA newsletter now features advertising from neighborhood businesses. Our full-color newsletter is delivered to 2,700 households in the LGNA area. If you're interested in showcasing your business at a nominal rate, contact Advertising@LGNA.net.



SHOW YOUR SUPPORT AND JOIN NOW!

name: _____

address: _____

phone: _____

cell: _____

email: _____



Please choose all that apply:

- ☐ **Join LGNA** (\$20/yr, \$5 for 65+)
- ☐ **Join Expanded Neighborhood Patrol** (\$200/yr, \$150 for 65+)
- ☐ **Add me to the Crime Watch Email List**
- ☐ **Please contact me about Volunteering**

Please print clearly! Email addresses are required to receive neighborhood alerts. Personal information is not shared with any outside group or used for any other purpose. Receipts will be furnished upon request. Checks for LGNA membership should be made out to LGNA. For Extended Neighborhood Patrol membership, checks should be made out to LGNA-ENP. Please provide separate checks if possible. **Mail this form and check payable to LGNA or LGNA-ENP to: PO Box 720067, Dallas, TX 75372 (or bring it to the next LGNA meeting).**

Pay Pal Now Available: LGNA has made it a little easier for you to become a member. We've added PayPal to the LGNA website. On the site, you'll see two buttons, one for regular membership and one for seniors (65+). If you have a PayPal account, you can use that directly. If not, you can skip that step and proceed directly to a credit card processing page. LGNA does not receive your credit card information, only the contact information. There is no surcharge added to the regular \$20 per household membership (\$5 for seniors).



ACTIVE POLICE CALLS

Do you ever wonder why patrol cars are in your neighborhood? Or why Air One (the police helicopter) is hovering over a certain area?

The Dallas Police Department lists "Active Calls" on its website. Go to the department website at www.DallasPolice.net. Under the Information tab on the left side, scroll down to "Active Calls". It is located between "Parking Enforcement" and "Victim Services".

Click on this tab, and it will take you to the current "Active Calls" for police service.

This link allows you to see the:

Map of location
Incident number
Division of call
Nature of call
Priority of call
Date/Time of call
Primary Unit assigned
Block number/Street Name
Beat
Reporting Area
Status of call



You are able to sort by any of the headings by clicking on the heading. For example, click on "Division," and the calls are sorted alphabetically by Division. Fortunately, our LGNA area is in Central Division, so our area's active calls come up first on the list. Another useful sort is clicking on "Date/Time" for the latest activity.

Our thanks to DPD for their constant effort to protect us.

CROWBAR CARDIO
cycle . row . barre

**FITNESS
RIGHT AROUND
THE CORNER**

lower greenville local

5726 belmont ave
214.887.1200
www.crowbarcardio.com



- high intensity, low impact classes
- all levels welcome
- indoor rowing
- indoor cycling
- barre - cardio & toning in one great class
- circuit training - like boot camp but better
- yoga* - open level hatha flow

*community (donation-based) class on sundays

DIG THIS!

notes from a
neighborhood gardener

A Gardener's Thoughts on Winter

As a new year begins, our garden time is limited to cleanup, planning for the upcoming growing seasons, and watching the earliest spring bulbs peek out of the cold soil. Unfortunately a number of us are cleaning up the aftermath of our early December ice storm. It is frightening how Mother Nature can raise havoc with our surroundings and how forgiving we are when she shows her true colors.

Meteorologists were in a tizzy

Their changing predictions had us dizzy

Darkness enveloped our sleeping city

Ice accumulated, O what a pity

Temperatures dropped, power failed

Loss of limbs not curtailed

We woke to chainsaws all abuzz

No stopping now, it was what was

We waited for the warmth of sun

Days before the thaw was done

And then emerged the tender tips

Daffodils, crocus, spring tulips

Out of the ravaged frozen earth

Mother Nature gives us birth.

Happy New Year to all my
fellow LGNA neighbors,
and may you discover
the beauty of
Mother Nature
as spring unfolds.



sara wick

Send your gardening questions to Sara
by email at: digthislgna@yahoo.com

Find out what's going on.
Like Us on FACEBOOK





CRIME WATCH UPDATE

DARREN DATTALO,
CRIME WATCH COORDINATOR

BEING RESOLVED

One year ago in this column, I wrote that my New Year's resolution for our crime watch area was a 20% improvement in the rate of home break-ins (burglaries). I'm happy to say that we almost made it.

Comparing a rolling average (Forgive my geek-speak.) we are down 17% from last year. Car break-ins are down about 12%. We may have missed my goal a little, but I won't be complaining about it. Double-digit improvements are a great thing.

While I would love to see these issues go away entirely, I know that consistent small steps can take you a very long way. You may find this hard to believe, but we have cut the rate of home burglaries and thefts in HALF just since 2009.

This works because YOU are paying attention. I've noticed over the years that I hear from you all more often with tips and info that we

share with our Extended Neighborhood Patrol officer. And we are getting many more calls to 911 to report suspicious persons.

You are doing great and you deserve the credit for these improvements. I hope that your reward is both a little more security and better property values. So let's see if we can't do it again in 2014 with another 20% reduction in home and car break-ins!

	Car Break-ins	Other Res. Thefts & Break-ins	Violent Crime*	Auto Theft
Oct 2013	5	3	1	0
Nov 2013	4	6	4	0
Typical	10	6	2	1

*Violent crime includes murder, rape, robbery or aggravated assault.



ALLEYS & PACKAGING

KEITH ALLEN—DALLAS POLICE



This is the perfect time of year to discuss both topics.

There have been a few issues involving "visitors" in the alleys of LGNA. Several of the neighborhood's alleys are in dire need of attention. It is difficult, if not impossible, to navigate through many of them without causing damage to vehicles. The responsibility for alley cleanup lies with the property owner. Now I won't pretend that locating a workable saw, rake, and other tools is (or should be) at the top of anyone's to-do list. However, there are some benefits to organizing and completing this type of project now.

Greater visibility for you, your neighbors, and the police department is the primary result. Access for utility companies should there EVER be a power outage makes their job easier. There are usually days where the weather is cooperative, and this time of year the growth of the "offending" tree/shrub/weed is stagnant, making it somewhat easier to cut and haul than in the spring.

It is also an opportunity to increase interaction with your neighbors as scheduling a few hours with the residents of your block to work on the alley together binds you all in the spirit of cooperation. It's probably more accurate to state that misery loves company, but I digress. Seriously, working together with each other and the City turns an investment of a couple of hours into a tangible benefit for all.

In the past some blocks have scheduled a cookout for lunch at the completion of morning cleanup activities, providing another opportunity for neighbor interaction. Finally, a cleanup answers the age-old question of "I wonder what's back there?"

Thinking about packaging, nothing advertises to criminals more than the box of the brand new flat-screen television being left out on bulk trash week. This time of year provides a treasure trove of information for burglars and thieves. Often overlooked though is your regular trash/recycling day. Those smaller boxes that contained iPads, laptops, gaming systems, and other valuable items provide just as much value to the criminal as the bigger boxes.

It's about as much fun as alley cleanup, but please try to cut up those boxes into unrecognizable sections. Consider loading up all the packaging and driving it over to one of the many public/shared recyclable containers that are available in LGNA. (Tietze Park is one location.) Remember to remove any address labeling from the package as we don't want someone to be able to trace back to your residence where the box came from.

I hope everyone is able to show patience and goodwill this time of year and that it is a safe one for each of you.



Kimberly Wolbrink – Local Hair Stylist

Mention this Add and receive 20% off a cut or Color touch up

T: (214) 673-0428

1811 Greenville Ave.

www.facebook.com/shearcolorbykimberly

Inside Salon Boutique Suite # 15



2123 Greenville Avenue
Lower Greenville @ Richmond
(Between Belmont & Ross Ave.)

Mon-Fri 7am-10pm • Sat 8am-10pm • Sun 9am-10pm

*** Ask for Manager's Special ***