

**State of decay**

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These maps, created by the University of Texas at Dallas' Institute for Urban Policy Research, provide a detailed picture of housing and street conditions in each of our southern Dallas focus neighborhoods.

While only a snapshot, they are evidence of a vicious cycle in the making.

Consider the miniscule amount of land used for commercial and retail purposes, noted in beige on each of the maps. When a neighborhood lacks commercial activity, it lacks business investment. Low retail and commercial activity means residents have to travel farther to get the goods and services they need. Without commerce, there's less money around to drive the local economy and create jobs.

That's the imbalance that the "Bridging Dallas' North-South Gap" crusade is advocating to change.

**Heart of Oak Cliff**

The vast expanse of single-family residences tells the story of a stable consumer market with low unemployment. The Wynnewood Village shopping center is shown in beige at the bottom center of the map. As the only major retail center for the area, it seems ripe for redevelopment.

**Pleasant Grove Crossroads**

The overwhelming yellow on this map underscores the residential core of the Pleasant Grove Crossroads. This represents an opportunity for big-box retail investment. The absence of commercial/retail shows that a potentially strong consumer market remains untapped.

**Grand South Dallas**

The two shades of red dominating this map represent vacant land. Occasionally, it serves as parking for the State Fair, but for most of the year, it represents blight. Considering this neighborhood's proximity to downtown, all this empty land signifies a development opportunity wasted.

**Red Bird Renewed**

Note the solid patches of single-family residences and big, contiguous areas of vacant land. Developers are attracted to those patches because they're easier to work with. The absence of vacant land in residential areas contributes to the high home values in Red Bird Renewed.

**West Dallas Gateway**

The mosaic of vacant land peppered among single-family homes depicts one of this neighborhood's biggest problems. Because the vacant land is interspersed, it's hard to redevelop the area. That deters investment and adds to the neighborhood's blighted appearance.

- Caption: MAP(S): (1-6. TOM SETZER/Staff Artist)1. Southern Dallas2. Heart of Oak Cliff3. Grand South Dallas4. Pleasant Grove Crossroads5. Red Bird Renewed6. West Dallas Gateway

- Series: BRIDGING DALLAS' NORTH-SOUTH GAP
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