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Bulk Trash Pick Up Starts: Monday, FEBRUARY 20

Please place bulk trash out no sooner than 7 a.m. Thursday prior to bulk pickup week through 7 a.m. Monday of bulk pickup week. Thank you for helping to keep Bryan Place beautiful! For more information dial 311 or go online at: www.dallascityhall.com.

Next Pick Up Week Starts: Monday, March 19

Clearing City Lights

Last June the city of Dallas sold the unwanted land and vacant buildings at Live Oak and Cantegral Streets to Minerva Partners in order to restart development on the long-planned CityLights high density mixed use (retail and residential) project.

CityLights was originally proposed by Marguau Development in 2006, but the plan has stalled many times, due a previous requirement that it include a parking garage for the Latino Cultural Center, neighborhood opposition to proposed high-rise buildings, and ultimately the economy. This project has been both a concern for Bryan Place residents, as well as an opportunity for new close-in pedestrian-friendly retail.

According to the terms of the sale, the dilapidated City of Dallas buildings have to be demolished by June of this year. The only information we have about what is being planned are some conceptual drawings created by the developer back in 2010 (go to www.maloufinterests.com/citylights.html to see PDF), and those are likely subject to serious change before any construction begins. At this time, no zoning changes have been requested. We will keep you posted on project developments.



DINNER ON THE TOWN THURSDAY, FEBRUARY 23



Last month we had a blast at Howard Wang's Uptown. The staff was extremely generous, the atmosphere was pleasant, and a good time was had by all. This month we are planning to gather at Texas Land And Cattle across the street from our last venue at Lemmon Avenue and Cole Street on **Thursday, FEBRUARY 23, at 6:30 pm**. Texas Land And Cattle is known for it's affordable menu ranging from steak to seafood. There is plenty of parking and only minutes away from Bryan Place. So saddle up folks and let's all plan on gathering for another great time. For more information or carpooling to the event, please RSVP to Gaye Maris at social@bryanplace.org or 214-826-7777. We look forward to seeing you there and sharing a great time with your neighbors.



CATS BEING ATTACKED AGAIN

Bryan Place cats are being mauled to death once again by dogs off leashes. There have been at least two reported within two nights. Animal control has been notified and is now on the lookout for stray dogs and owners who allow their dogs to walk without leashes in the neighborhood, a violation of city code. This was a serious issue in Bryan Place a few years ago. Many neighbors are heartbroken when this occurs and vow to be vigilant in pursuing the perpetrators of these vicious attacks. Please keep your dogs on leashes and report any loose dogs in the area immediately to 311.

Muffler Shop On Haskell Not In Compliance With PD 298

Most auto repair shops that once lined Ross Avenue are now history due to the requirements in PD 298. Kelfler Mufflers at 1725 Haskell Avenue, near the intersection of Ross still remains open even though it is not in compliance. The community prosecutor has been contacted and hopefully he will ensure this establishment closes soon.

BPNA Board Monthly Meeting!

The next meeting will be held Monday, March 5 at 7pm. Meetings are held at the BP Pool Clubhouse, 3030 Adolph Street. Anyone is welcome to attend.

Respect your park, yards, neighbors, and the Bryan Place community!



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BPNA Opposes New Charter School Location In Deep Ellum

In early February the BPNA board received information that Uplift Education was planning a charter school in the middle of the Deep Ellum entertainment district, immediately adjacent to numerous bars. Due to the very short time-frame of a related council vote on February 8th and a Board of Adjustment hearing on February 14th, the board discussed and then voted to oppose that location for a school. If there are members who are surprised by or disagree with this position, we apologize we did not have time to poll the overall membership, and we are discussing ways to solicit input from a broader number of members when time is short. We believe our reasons for opposing the school's location are common sense, and while likely a moot issue by the time this newsletter is published, we wanted to reprint the closing paragraph of our letter to the Board of Adjustment:

We would like to point out that it is very unusual for the BPNA to be opposing a special exception for a school. We pride ourselves on supporting educational efforts. We are proud to have another Uplift Education school, Peak Preparatory, just east of our neighborhood on Bryan Street. And we are similarly proud to have Booker T. Washington just to our west on Flora, Cesar Chavez to our east on Ross, and DISD headquarters within our very neighborhood boundaries. Other than in this specific location, we would welcome a new school near Bryan Place. But Deep Ellum is an entertainment district and is an inappropriate location for a primary or secondary school. In the same way we value Bryan Place being a close-knit residential neighborhood, we value neighboring Deep Ellum being a vibrant, diverse, entertainment district. And that district is not a location for school-aged children to attend class. We believe the applicant has made a serious error in judgment.

SIGN UP FOR THE BLAST

Get the latest neighborhood information and announcements by signing up for the Bryan Place e-mail blast. Please add your email address to our mailing list at http://box416.bluehost.com/mailman/listinfo/bryan_place_blast_bryanplace.org.

Happy Valentine's Day



The BP Bit

Sunday March 4th

Tie-dye Open Studio & Beginning flagging class, noon to sunset

1333 Skiles Street, hosted by Phillip Bryan

Have you seen, from time to time, the very colorful flags hanging in the park and wondered about the occasion? Our neighbor, Phillip Bryan, has taught workshops on tie-dyeing silk since 2001, and welcomes anyone would like to learn the skill. If you would like to dye your own flags, Phillip will be hosting another event on Sunday, March 4th beginning at 12:00 noon in his driveway at 1333 Skiles, weather permitting.

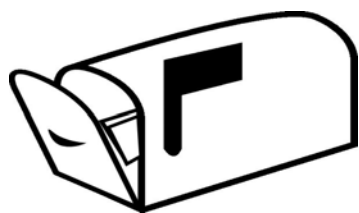
If you would like to attend, bring \$20 to buy two yards of silk that you will be dyeing and taking home with you. All other materials, dyes, gloves, and tools are provided, and there will be several instructors present to help you. Phillip will hold a brief "how to" workshop that will include spiral and mandella folding techniques and will guide you through the process as you are dyeing your silk.



The workshop will be open until sunset, to allow participants to create as many sets as they want.

Spectators are welcome. If you choose not to dye your own silk but enjoy the beautiful colors, there will also be a free movement class in Exall Park (Skiles @ Bryan) during this time. This will be a big social event. Bring your food, drinks, and fun. So, come on out and join the fun.

The group will also be participating in Bridge-O-Rama, celebrating the opening of the Margaret Hunt-Hill Bridge March 2-4. For more information, please go online to <http://bridge-o-rama.com/> and <http://www.mhhbridgecelebration.com/>.



NO
MAIL SERVICE
MONDAY,
FEBRUARY 20TH

EXALL PARK

Mark your calendar for Dallas Park's It's My Park Day March 31, 2012 from 8am to Noon

MYSTERY SAVE THE DATE, MAY 29TH

Keep Bryan Place Sign Free

Occasionally signs are tacked to a post or propped up at intersections advertising opportunities to buy junk homes, cars, or business ventures. Posting these signs is a violation of city code and they clutter our neighborhood and park. If you see such signs, please remove or report them to a board member.



THANK YOU TO VOLUNTEERS WHO DELIVERED NEWSLETTERS IN JANUARY

Please let our volunteers know how much we appreciate their hard work by thanking Wayne & Sharon Smith, Lynn Sparrow, Gary & Joy Mitchell, Toni Threadgill, Todd & Sandy Knauer, Cobbie Ransom, Gaye Maris, Richard Marvin, Michelle Murphy, Ron & Kathleen Burton, David Allen, Don & Miki Hendrickson, Dan Warren and Ann Decker. If you would like to assist with distributing the newsletter in your area, please let us know by contacting David Allen at 214-887-8708 or communications@bryanplace.org.



Eye on Your Neighborhood
Tips To Keep Bryan Place safe and great!

Bryan Place Tagged

It has been a few years, but unfortunately our neighborhood has been the target of graffiti taggers recently. The Hall Street side of 3300 Ross Avenue has attracted unwanted attention. The violation has been reported to the city of Dallas which has a volunteer program that provides paint, supplies, and guidance to wipe out graffiti in neighborhoods. We will hopefully have this taken care of very soon.

The City of Dallas has suggestions for graffiti prevention:

- Incorporate natural deterrents, such as landscaping. Shrubs, thorny plants and vines will effectively restrict vandal access.
- Install motion-detector sprinklers that will spray the graffiti vandal should s/he approach
- Plan or add lighting to promote natural surveillance.
- Use fences, controlled entrance and exits, rails, and other barriers that discourage through traffic.
- Limit access to roofs by moving dumpsters away from walls, covering drainpipes to prevent vandals from scaling them, and trimming trees near the building.

Painting graffiti, also known as "tagging", is a crime. If you see someone tagging property please call 9-1-1 immediately. If you see graffiti in our neighborhood, please report it to the Department of Code Compliance. You can either call 3-1-1 or make a service request online.

Information can be found at DallasGraffitiWipeout.com.



BP On The Edge of Crime?

Recently the Dallas Morning News published an interactive map of crime statistics for the city (see www.dallasnews.hotspots). Bryan Place is located near the central area, considered the Number One crime area in the report. Yes, we are close to this area, however, there are many differences that "separate us" in ways from it as far as the possibility of being victimized such as substandard apartments; Payday loan, pawn, fast-cash shops; Dallas Housing Authority projects; apartments built 1985 or before which are basically absent from the Bryan Place area proper.

We have one apartment complex built before 1985 which has been the site of some crimes, including an intoxicated DPD police officer himself involved in a domestic abuse case. However, apartments like the Neon Sign building at the corner of McCoy and Bryan has been redone into loft style units and charges higher rent than criminal types would be paying.

When you turn on the layers on the interactive map, substandard and older apartments just cover the area around Fitzhugh, Ross, Bennett, etc. Their residents frequently do not own cars and must walk to buy groceries or medicine or to work. That leaves them vulnerable to crime. The area is undergoing a large amount of transition, as established areas are bulldozed and replaced with higher-end apartments. There are about 2000 units of new high priced apartments in the Bennett & Capital area which don't seem to have trouble finding renters in "The #1 crime spot" in Dallas.

There is also substantial gang activity in the area of San Jacinto and Carroll for about a 3-4 block radius, but police told us last year in the Community Action meetings that gang crime is actually not too bad in East Dallas compared to other areas of the city.

As the area evolves, meaning over 10 to 20 years, the older apartments are going to be demolished and replaced. Or they are going to fall down, with many just becoming totally decrepit, and community prosecutor, Cody McCuller's, main job is to pursue substandard, crime prone housing problems and help eliminate trouble spots that way.

Bryan Place would have been much more worried about 15 years ago when we had prostitutes in Exall Park in the since removed Hall Street parking lot, where Whimsy the owl now stands, the literally dozens of homeless people laying passed out under trees every morning. The area has improved greatly in that time. Live Oak State Bank used to be the location of a gas station turned into a low end car rental place with high razor wire topped fences.

We should be vigilant about allowing "crime creep" into our neighborhood, but at the same time recognize that the unfortunate victims of crime in the Ross-Bennett area are victims of circumstances and location. We don't share many of the same issues.

BPNA was the only neighborhood association in this entire area that endorsed the rebuilding of the Roseland Homes buildings and the entire area is better off for it. Much better housing options now exist where only slums like in the area near Caddo or Carroll were before. All other neighborhood associations opposed rebuilding Roseland and the replacement of slums with well-built housing.



YARD OF THE MONTH



February's Yard of the Month in Bryan Place goes to Kurt Specht at 3415 San Jacinto. The purple kale against the green background of plant layers with various textures and colors make this landscape pop. And kale in the planter by the front window ties in with the plant theme. Great curb appeal at the back of one of San Jacinto's quaint cul-de-sac's. It is very nice to walk through our neighborhood to see manicured yards such as this one. Thank you and keep up the good work everyone.

Protect Your Pipes

As the winter weather sets in, now might be a good time to prepare your pipes. Many Bryan Place residents can share horror stories about pipes that have burst during unexpected freezes.



The city of Dallas has tips they recommend. Before a freeze, wrap all exposed pipes located outside or in unheated areas of your home, including the attic. Remove garden hoses from outside faucets. Insulate those faucets with hard foam covers or wrap with cloth or paper. Cover vents around the foundation of your home. Learn where your private water cut-off valves are and how to operate them. In sub-freezing weather, let hot and cold water drip slowly from inside faucets during a freeze. Open cabinet doors under sinks on outside walls. If you're not going to be home, turn off water at your private valve and drain all outside water faucets if your house will be unoccupied for several days. Or leave your home heating system on a low setting. Otherwise, you may return home from a holiday trip and find your carpet and furniture soaked because your pipes burst. Most of the time, private water cut-off valves can be found near an outside faucet and close to your home. However, homeowners who have had a sprinkler system installed may find their private cut-off near the sprinkler system valves, which are usually close to the property line. If you need assistance shutting your water off, always call 311.

STAGE 1 WATERING SCHEDULE Dallas Drought Contingency Plan

Last Digit of Address	Watering Days Allowed
0, 2, 4, 6 or 8 (even numbers)	Sundays and Thursdays
1, 3, 5, 7 or 9 (odd numbers)	Saturdays and Wednesdays

Maintain Your Sprinkler System

As the worst of the winter weeks are approaching, we recommend that you inspect your outdoor sprinkler system to keep our streets and sidewalks safe during freezing temperatures. Every year we hear about accidents caused by water runoffs from sprinkler systems. So please do your part to ensure that Bryan Place remains safe this winter and to conserve water.

If you have any announcements or news of interest for your neighbors, please contact David Allen at communications@bryanplace.org or call 214-887-8708.

Transforming Ross Avenue

Three Sheets Making A Splash

For those neighbors who frequent our neighborhood hot spot, Three Sheets, you may have noticed construction going on out back. The business is adding a pool in the bar area. Last summer the restaurant extended its patio to include sidewalk café style dining out on Ross Avenue. This new addition is sure to be a huge draw to the establishment and shows Ross Avenue is transforming.



Gateway To The Arts District

We would like to thank those who have submitted suggestions for the next phase of the Gateway to The Arts District, the underpass at Ross Avenue and Central Expressway. Ideas have ranged from art contests on the pillars to more landscaping. Please keep your ideas coming by forwarding them to communications@bryanplace.org or calling David Allen at 214-887-8708 or Wayne Smith at 214-707-1951.

According to the Dallas office of Cultural Affairs, they have met with Oncor and the Texas Department of Transportation (TxDOT) to discuss how electricity for lighting the Happy Shapes art project will be provided. They seem to be in agreement and still the next hurdle remains for final approval from the city of Dallas. At the time of publication, the item is still not on the council agenda. In the meantime, the artists have provided their first Happy Shapes prototype (see photo at left), which is the largest of the group to help determine the actual amount of electricity usage. So things are shaping up.

PLEASE PAY 2012 BPNA MEMBERSHIP DUES

Remember, your dues help maintain the common landscaped areas, pay for neighborhood events, distribute our monthly newsletter and more, including a **new telephone directory** for this year. Even if you belong to a homeowners association within Bryan Place, you are also encouraged to join the neighborhood association. Also, for those who need a current neighborhood directory, there are still some available. Please fill out the form below and return it as soon as possible. For your convenience, PayPal is also accepted. Just go online to bryanplace.org, click on the "Join The Bryan Place Neighborhood Association" link in the top right corner. Complete the registration information, click the "Submit" button, then you will be redirected to a PayPal web page to complete your transaction.

Dues are \$50.00 per household or \$100 for multiple property owners. Please fill this out and mail it along with your check to:

BPNA 3136 San Jacinto Dallas, Texas 75204.

Checks should be made payable to **Bryan Place Neighborhood Association.**

Last Name: _____

First Name: _____

Additional Household Members: _____

Address _____

Home Phone _____ E-mail _____

Company Name: (1) _____ Work /Cell Phone _____

Company Name: (2) _____ Work/Cell Phone _____

Include this information in the directory?: Yes No

Are you a new member?: Yes No

NB: Multiple property owners- please attach a list of the additional addresses to this form.

We also accept





Serving Bryan Place

Last month you met the new Bryan Place Neighborhood Association Board (pictured above). But do you know the elected officials who serve the Bryan Place area? Precinct 3206 and other districts, which includes Bryan Place, are represented by the following people:

Congressional District 30: Eddie Bernice Johnson

Dallas Community College District 2: Bob Ferguson

Commissioner Court District 3: John Wiley Price

City Council District 14: Angela Hunt

Justice of the Peace District 1: Thomas G. Jones & Valencia Nash

Constable Precinct 1: Derick Evans

State of Texas House District 108: Dan Branch

State of Texas Senate District 23: Royce West

State School Board District 13: Mavis Best Knight

Independent School District 9: Bernadette Nutall

If you need more information on any of them, please contact us.



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Stepping out Near Bryan Place

The weather may be cooler, but if you'd like to brave the weather, why not try strolling to a venue close to home. Here are suggestions:



Latino Cultural Center

2600 Live Oak Street 214-671-0045

White Steel, Blue Skies: A New Icon for Dallas Skyline
Through February 25, 2012

To celebrate the grand opening of the Margaret Hunt Hill Bridge, designed by renowned Spanish architect Santiago Calatrava, the Latino Cultural Center invited North Texas Latino photographers to document their personal vision of the iconic structure

Morton H. Meyerson Symphony Center

2301 Flora

Free Organ Recital and Tour

A series of organ recitals featuring Mary Preston on the Lay Family Concert Organ. A 1 hour tour of the center follows. Friday, February 24, 2012 at 12:30:00 PM.

For more information go to

<http://MeyersonSymphonyCenter.com>

Baylor University Medical Center, Truett Building

Adrian E. Flatt Hand Exhibit

3500 Gaston Avenue (First Floor), 214-820-6684

Named after one of the foremost hand surgeons in the world, The Adrian E. Flatt, M.D. Hand Exhibit is an extraordinary private collection of more than 100 cast, bronze-coated hands. The contrast of sizes and sense of personal capability when viewing life-size hands is intriguing. Personalities include Katharine Hepburn, Walt Disney, Louis Armstrong and Winston Churchill to name a few.

Monday through Friday 8 am - 9 pm

Public ArtWalk Dallas!

2001 Flora St.

A free self-guided art walk promoting a healthy lifestyle through increased awareness and appreciation of public art in downtown Dallas. The 3.3 mile route highlights thirty pieces of art and architecture in the Arts District and downtown Dallas. Download the map at

<http://www.publicartwalkdallas.org/en/map.shtml>.

Bryan Place Book Club

Below is a list of books we have scheduled:

March - *Guernica* by Dave Boling

April - *Maloaka'i* by Alan Brennart

For more information about the book club, please contact Gaye Maris at 214-826-7777 or gayemaris@hotmail.com.





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swam a half mile
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