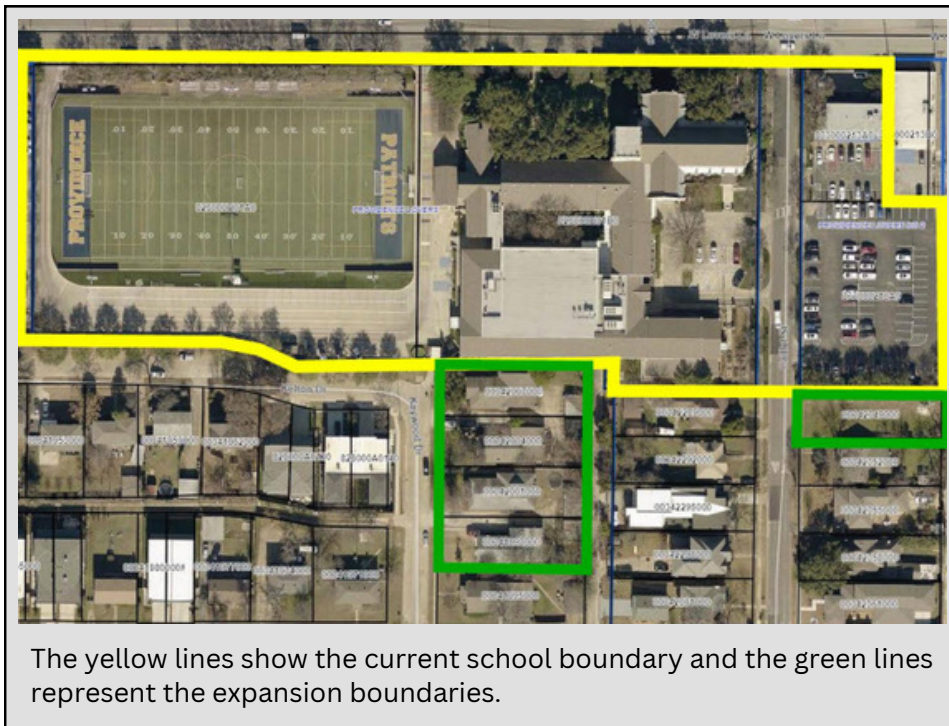




PROVIDENCE CHRISTIAN SCHOOL ENCROACHING INTO ETNP FOR MORE PARKING

There should be nine additional families living in Elm Thicket/Northpark right now. Instead, Providence Christian School of Texas, 5002 W. Lovers Lane, has purchased a residential lot and four duplex lots with the specific intention of encroaching into our beloved historic neighborhood.



The yellow lines show the current school boundary and the green lines represent the expansion boundaries.

The zoned residential lot in question is located at 7718 Caillet Street and the four duplex lots are at the most northern part of Kaywood Avenue and Kelton Drive.

More importantly, Providence plans to continue buying homes and duplexes around the school so they can continue to encroach much like the Episcopal School of Dallas, according to Dallas Cothrum, president of the consulting firm Masterplan, whom the school hired to help with their expansion into the Elm Thicket/Northpark neighborhood.

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ETNP News: Message from the Publisher

Hello Elm Thicket/Northpark Neighbors:

Like many of you, we are anxiously awaiting the cooler temperatures that come with the fall season. We can't wait to click off the air conditioner and pop open the windows. With cooler weather, there are a lot of activities going on this month.

We hope everyone comes out for National Night Out on Tuesday, Oct. 3 at 6 p.m. at the K.B. Polk Recreation Center. You will get to meet our councilmen as well as our neighborhood patrol officers. If there are issues on your street, this is a great time to meet the officers who patrol our neighborhood and let them know what is of concern to you.

Then there is the capital bond meeting on Oct. 12 at 6 p.m. at the K.B. Polk Recreation Center, 6801 Roper Street. A much needed facelift to our rec center is in the bond proposal. Please attend this meeting to ensure it stays in the proposal. This will benefit everyone in the ETNP neighborhood.



Then on the 20th there is the annual Trunk or Treat to be held at the recreation center from 5:30 to 8:30 p.m. so get your kids in their costumes to head over to the rec for games, treats and other fun activities.

Unfortunately it is not all fun and games this month. On Sept. 27, 2023, Providence Christian School of Texas invited neighbors who live around the school to a meeting to tell them they want to expand into Elm Thicket/Northpark. We ask that you please read the articles in this newsletter so you will know what they are seeking and the history the Elm Thicket/Northpark neighborhood has with that school. There would need to be a change to the planned development district they agreed to in 2007.

Because of this story and others, our historical piece on Elm Thicket/Northpark will run next month. We hated to bump it but we have a limited amount of space and we thought the stories regarding the current impact to our beloved neighborhood took precedence.

The school will be having another community meeting. When we find out the date and time we will share it with everyone. Needless to say, Save Elm Thicket will oppose any proposed expansion further into our neighborhood especially since what they want is more parking. We would much prefer nine families who could live in Elm Thicket/Northpark than more parking for a private school that pays nothing in property taxes and serves children who primarily live in Preston Hollow, Highland Park and University Park.

As always we are grateful for the time you take to read the ETNP News. We look forward to hearing from you. You can email us at etnpnews@gmail.com.

Mimi Perez

History Between ETNP Neighborhood and Providence Christian School of Texas

This is not the first time the Providence Christian School of Texas, a private school, has tried to expand into the Elm Thicket/Northpark neighborhood. Below you will find a synopsis of the two zoning fights. The neighbors who lived around the school during each fight banded together to save their homes, their property values and Elm Thicket/Northpark.

2004

The first time Providence tried to expand into our neighborhood was in 2004. They wanted to add a high school which meant they would have had Pre-K through 12th grade in our neighborhood with enrollment of 1200. Providence wanted to expand their property by replacing three adjacent residential homes on Calliet St. with school buildings and a parking lot. Although not part of the original zoning request, research showed they had purchased 9 of the 20 duplex lots located on Kelton Drive and Newmore Avenue. Plus, the legacy residents that lived on Caillet were being pressured to sell their homes at DCAD appraised value so Providence could further expand. We were told it was “progress” and it could not be stopped.

Residents living around the school united and fought against Providence’s proposed expansion. The ETNP neighbors were successful in having the proposed expansion defeated at city council. In their defeat, Providence sold the nine duplexes and the school lost much of its enrollment because of how they treated the residents of Elm Thicket/Northpark.

Veletta Forsythe Lill was our council representative at the time.



Veletta Forsythe Lill, Dallas City Council (1997-2005)

2007

In 2007, Providence returned asking for a much smaller expansion.

While the neighbors who lived around the school were again united in defeating the proposed development plan, they took actions to have several stipulations put in place to protect the sovereignty of the Elm Thicket/Northpark neighborhood along with their homes and their value in case the zoning case passed.

Some of the stipulations the Providence board approved included:

- All of the Providence carpool traffic that snaked through Elm Thicket had to be dealt with on their property. They could no longer have their traffic in Elm Thicket/Northpark. That is why they now have five separate carpool lanes around their football field.
- No high school would ever be permitted.
- Their enrollment could not exceed 600 students.

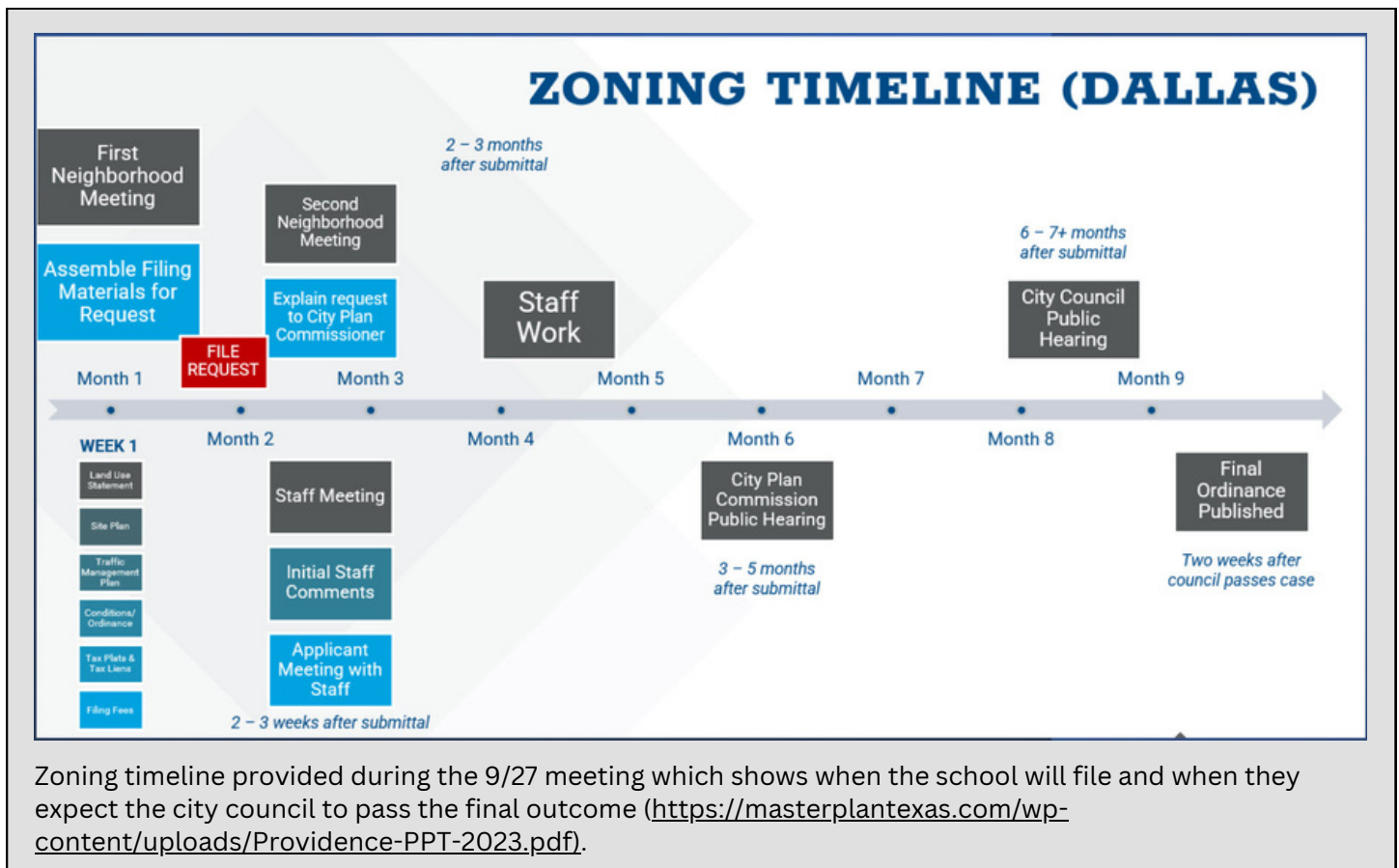
Continued on Page 12

PCS Encroachment into ETNP (from Page 1)

Property owners around the school were told of Providence’s intention at a meeting held on Wednesday, Sept. 27, 2023, at the school.

Mr. Cothrum said the school bought the properties so they could build additional parking lots, a school building, and a playground for their younger students. In order for Providence to build on those lots, which are zoned residential and duplex, the current planned development (PD) district would need to be amended.

In 2007, the Providence Board of Trustees agreed to the current PD which dictates what they can and cannot do on their property as well as their property boundaries. To amend the PD means a zoning case will need to be opened.



Providence Headmaster Jeff Hendricks said there was a need for more parking because the school is “pinched” on days when they have special events. When questioned specifically if the school did not have sufficient parking, Mr. Hendricks simply said they were “pinched.” Mr. Hendricks said on days where there are special events they have to shuttle their teachers to campus. When asked how often that happens, Mr. Hendricks' response was that there was a special event happening “next Thursday” but could not provide a count of the number of events held per year.

The current PD ensured that there was enough parking for the school’s maximum enrollment of 600 students. Mr. Hendricks said there are currently 446 students enrolled. The school is Pre-K through 8th grade so none of those students drive.

Continued on Page 5

PCS Encroachment into ETNP (from Page 4)

When neighbors asked for specifics on what they were going to build, Mr. Cothrum said no plans had been drawn up but that Providence intended to file for the zoning change in October.

Neighbors in attendance who live on Caillet Street, Kaywood Avenue, Kelton Drive, Kenwell Street, Linwood Avenue, and Morton Street all voiced opposition to the encroachment because it would destroy their property values and the empty lots are attracting a criminal element.

“I don’t want to look out my window and see a parking lot,” one neighbor said.

While neighbors who live on those streets were opposed to Providence’s plan, neighbors from all over ETNP voiced opposition.

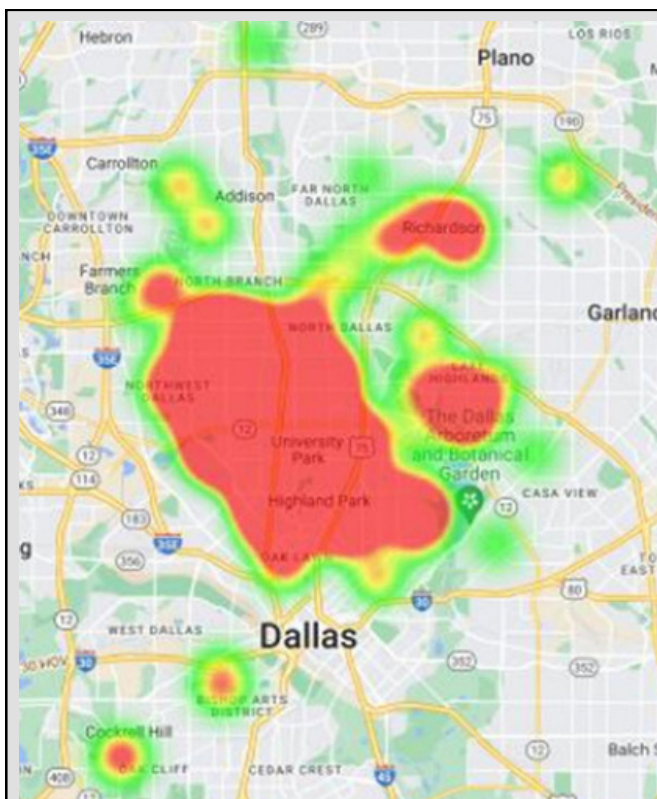
“No way are we going to allow another parking lot to be built in our neighborhood,” said Jonathan Maples who lives on Oriole and is president of the Elm Thicket/Northpark Neighborhood Association.

At the outset of the meeting, Mr. Cothrum and Mr. Hendricks, said it was their intention to be “completely transparent” with ETNP neighbors. They failed.

The residential lot on Caillet was purchased in 2019. The four duplex lots were purchased in 2022. When asked why Providence did not come to the ETNP neighborhood in 2019 knowing they intended to expand, Mr. Hendricks did not have an answer. Mr. Cothrum, Mr. Hendricks and Providence Board President Ellen Porter said the purpose of the meeting was to get input from ETNP residents about their proposed expansion.

When strong opposition was raised to their proposal, the Providence representatives became defensive in their words and tone and residents were cut off before they could finish asking their questions. Mr. Cothrum began questioning why neighbors had a problem with a playground for their students.

A neighbor suggested they utilize the land where their football field sits for the parking lots, playground, and school building. They could also utilize underground parking and still keep part of their field. Mr. Cothrum said eliminating the football field was a “non-starter” and encroaching into ETNP was the best solution for Providence.



This “heat map” provided at the 9/27 meeting shows the concentration of where students are coming from to attend Providence Christian School of Texas. No ETNP student currently attends Providence Christian School.

Continued on Page 12

Meeting Held to Discuss Contaminated Groundwater Site

Elm Thicket/Northpark neighbors expressed skepticism at a community meeting Sept. 25, 2023, after a presentation which explained why a 3.512-acre business site with contaminated groundwater and within 2,500 feet of Elm Thicket/Northpark did not need to be cleaned up.

The owner of the property located at 6125 Peeler Street is seeking city approval to certify any contaminated groundwater is not used for drinking purposes or can contaminate drinking water sources. ETNP residents who live south of Savage were notified of the meeting.

The certification, known as a Municipal Setting Designation (MSD), means that the site can be developed without environmental cleanup or restrictions.

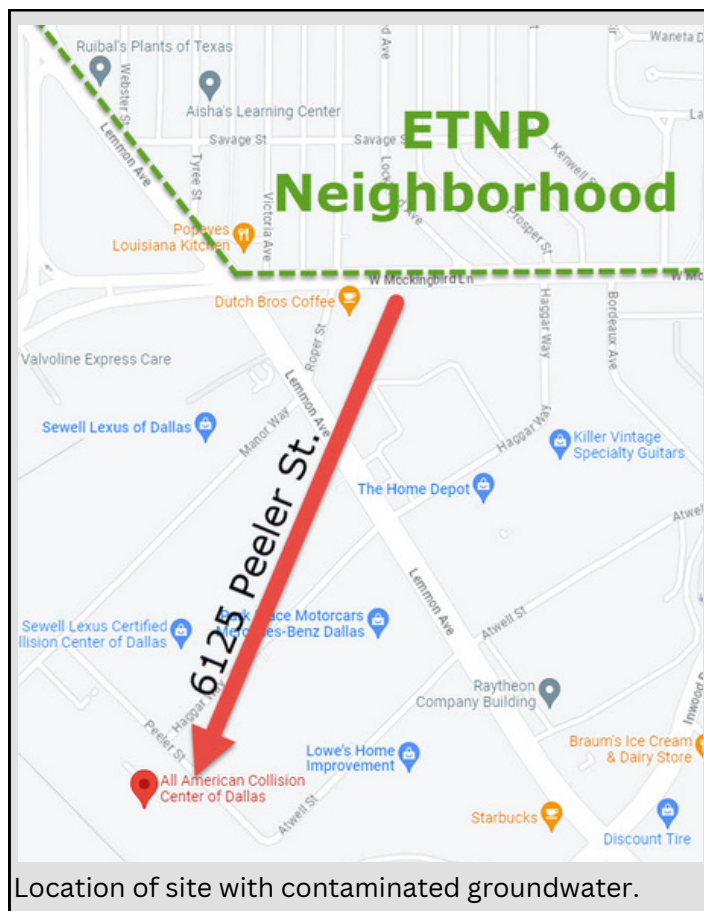
Steve George, the representative for the applicant, said the property owner is seeking the MSD to develop the property without needing to do any cleanup, although the multiple hazardous chemicals present and the level of contamination is above what is safe to drink. Mr. George also said there is no chance of these chemicals getting into the local drinking water supply or leaching up through the soil to harm anyone. In addition, he said the groundwater flow is moving in a direction away from ETNP.

Many of those in attendance questioned the veracity of Mr. George's claims because of the long history of environmental racism perpetuated against people of color where environmental contamination was ignored.

The Dallas City Council will vote on whether to approve the MSD at their Oct. 11, 2023, meeting. Elm Thicket/Northpark neighbors should contact District 2 Councilman Jesse Moreno and let him know your concerns about approving this MSD certification. You can reach Councilman Moreno's office at 214-670-4171.

While currently occupied by All American Collision Center of Dallas, Mr. George said the contamination probably occurred because there was auto washing, greasing, and rug cleaning operations on the site or nearby in the past. He said the chemicals used in those previous operations led to significant groundwater contamination about 12-14 feet below the ground surface.

If approved by the city council, the MSD is submitted to the Texas Commission on Environmental Quality (TCEQ) which will then review the application. If approved by the TCEQ, the MSD is provided to the property owner and no environmental cleanup is needed.



DPD: Non-Violent Crimes Down in ETNP for the Current Year

Non-violent crime in Elm Thicket/Northpark is down for the year according to our neighborhood Dallas Police Officers Mike Villanueva and Jose Gamez during the September 2023 crime watch meeting.

For 2023, there have been a total of 70 non-violent crimes reported in ETNP compared to 78 reported non-violent crimes at this same time last year. Non-violent crimes include categories such as burglary of a residence (1), burglary of a motor vehicle (23), theft (12), and shoplifting (0). The only two non-violent crimes that have seen an increase for the year are burglary of a business (9 compared to 7 at this time last year) and unauthorized use of a motor vehicle (25 as opposed to 20 at this time last year.)

As for the violent crimes in Elm Thicket, there have been three aggravated assault/family violence reported this year and a total of 13 non-family aggravated assaults which has nearly doubled since this time last year. There have been no murders, robberies of a business or robbery of an individual reported this year.

Reported crimes from Aug. 26 to Sept. 26, 2023, include three unauthorized use of a motor vehicle, two burglaries of a business (the Popeye's on the corner of Mockingbird Lane and Lemmon Avenue was burglarized twice), and two burglaries of a motor vehicle (one of the reports said the victim was not sure if the burglary happened at work or at home.)

While non-emergency crime can now be reported through the Dallas police online reporting system, neighbors are encouraged to continue calling 911 for all other crimes. For instance, if there is suspicious activity on your street please call 911. Even if the officers do not arrive in time the neighborhood will get extra patrols to see if that activity is happening again. Unless we report activity that we are seeing we will not get any extra patrols.

The Elm Thicket/Northpark crimewatch meetings are held on the fourth Tuesday of every month at 6:30 p.m. at the K.B. Polk Recreation Center. They are hosted by the Elm Thicket/Northpark Neighborhood Association.

To submit a non-emergency police report, go to www.dallaspolice.net and select the "File a Police Report Online" option.

DALLAS POLICE ONLINE REPORTING SYSTEM



 **Non-emergency reports must be filed online!**

**NO WAIT TIME!
EASY! QUICK!**

ONLINE REPORTING

- Accident Reports - Harassing Phone Calls
- Burglary of a Motor Vehicle - Graffiti
- Theft - Credit/Debit Card Abuse
- Criminal Mischief - Reckless Damage
- Identity Theft - Lost Property
- Theft of Service - Burglary of a Coin Machine
- Shoplifting - Interference with Child Custody

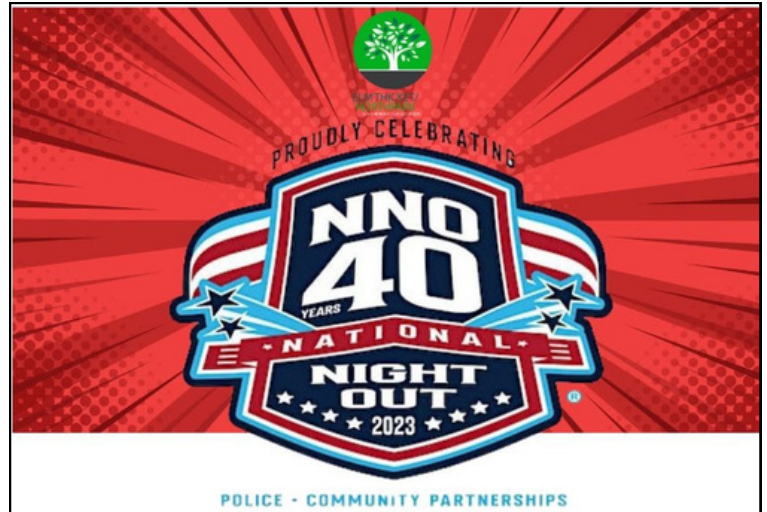
SELF-REPORT CRIMES ONLINE 24/7

The investigative process is the same as if an officer took the report at the incident scene.

Mark Your Calendar: Fun Family October Events in ETNP Planned

Tuesday, Oct. 3, 2023 - The Elm Thicket/Northpark Neighborhood Association along with D2 Councilman Jesse Moreno and D6 Councilman Omar Narvaez will be hosting National Night Out at the KB Polk Recreation Center, 6801 Roper Street.

You do not want to miss this event because you will be able to meet our council representatives as well as our neighborhood patrol officers. There will also be a number of city departments represented at the event.



The ETNP National Night Out kicks off at **5:45 p.m.** with the sidewalk art unveiling and continues into the evening. There will be food and refreshments.

Friday, Oct. 20, 2023 - Trunk or Treat at the KB Polk Recreation Center, 6801 Roper Street, will be from **5:30 p.m. to 8:30 p.m.** This will be a great deal of fun and safe activity for families in ETNP. Kids are encouraged to wear their costumes and get candy from volunteers.

There will also be a haunted house, free food, games and prizes. It is sure to be a great time so you do not want to miss it. Make sure you stop by the ETNP News car to get some candy and hear more about our next issue of the newsletter!

If you would like to volunteer to hand out candy or donate candy for the event, please call the recreation center at 214-670-6308 for more information.

Viernes, 20 de octubre de 2023 - Trunk or Treat at the KB Polk Recreation Center, 6801 Roper Street, será de las **5:30 pm a 8:30 p.m.** Esta será una actividad muy divertida y segura para las familias en ETNP. Se anima a los niños a usar sus disfraces y recibir dulces de los voluntarios.



También habrá una casa embrujada, comida gratis, juegos y premios. Seguro que será un gran momento así que no querrás perdértelo. ¡Asegúrese de pasar por el auto de ETNP News para conseguir dulces y escuchar más sobre nuestro próximo número del boletín!

Mark Your Calendar: KB Polk Rec Center Facelift in 2024 Capital Bond Program

Thursday, Oct. 12, 2023 - There will be a 2024 Capital Bond Program town hall meeting at the KB Polk Recreation Center beginning at **6 p.m.** D2 Councilman Jesse Moreno and D6 Councilman Omar Narvaez will be hosting this meeting. It is extremely important that they hear from ETNP residents. A much needed facelift for our neighborhood recreation center is part of the proposed bond program so residents need to attend to ensure the recreation center that benefits our neighborhood stays in the proposal.

Join the City of Dallas Office of Bond & Construction Management for the 2024 Bond Program town hall meetings

Meetings start on Sept. 26, and will provide an overview of the 2024 Capital Bond Program planning and development process. Residents can provide feedback on the community's infrastructure needs and how funding should be prioritized.

DATE & TIME Thursday Oct. 12 at 6 p.m.

LOCATION K.B. Polk Recreation Center
6801 Roper St., Dallas, TX 75209

HOSTED BY
COUNCIL MEMBER JESSE MORENO DISTRICT 2
COUNCIL MEMBER OMAR NARVAEZ DISTRICT 6

More info: bit.ly/CODBCM

Spanish interpretation will be available.



Bond & Construction Management

Acompaña a la Oficina de Gestión de Bonos y Construcción de la Ciudad de Dallas en las reuniones comunitarias del Programa de Bonos de Infraestructura de 2024

Las reuniones comienzan el 26 de septiembre y proporcionarán una visión general sobre el proceso de planificación y desarrollo del Programa de Bonos de Infraestructura de 2024. Los residentes pueden proporcionar comentarios sobre las necesidades de infraestructura de la comunidad y cómo se debe priorizar la financiación.


FECHA Y HORA Jueves 12 de octubre, 6 p.m.

LUGAR K.B. Polk Recreation Center
6801 Roper St., Dallas, TX 75209

ORGANIZADO POR
CONCEJAL JESSE MORENO DISTRITO 2
CONCEJAL OMAR NARVAEZ DISTRITO 6

Más información: bit.ly/CODBCM

Habrá interpretación al español.








Bond & Construction Management

Order Your Free Covid-19 Home Test Kits Today via Website or Phone and Get All Your Fall 2023 Vaccines This Season

Starting Sept. 25, every U.S. household may place an order to receive four free COVID-19 rapid tests delivered directly to your home. To order your free tests click this link: <https://www.covid.gov/tests>.

If you need help placing an order for your at-home tests or would prefer to order your tests by phone, call 1-800-232-0233 (TTY 1-888-720-7489).

The U.S. government will continue to make COVID-19 tests available to uninsured individuals and underserved communities through existing outreach programs. Please contact an HRSA health center, Test to Treat site, or ICATT location near you to learn how to access low- or no-cost COVID-19 tests provided by the federal government.

FALL 2023 VACCINES <small>Version: Sept 2023</small>			
What are the options?	Who is eligible?	How well do they work?	When should I get it?
INFLUENZA			
 <p>A shot that targets 4 strains of seasonal flu</p>	6 months and older	Reduces the risk of going to the doctor by 53%	October is ideal, as vaccine protection wanes over a season
COVID-19			
 <p>Updated vaccine formula targeting XBB – an Omicron subvariant</p> <p>Options: Moderna and Pfizer (mRNA), Novavax (protein) available soon</p>	6 months and older	Last year, the fall COVID-19 vaccine provided 40-60% additional effectiveness against severe disease	<p>Protection against severe disease: Get now</p> <p>Protection against infection: Best to get it right before a wave, which can be challenging to time</p> <p>Recently infected? Wait at least 3-4 months</p>
RSV (OLDER ADULTS)			
 <p>2 options: GSK and Pfizer. They are slightly different in design, but only at a microscopic level</p>	60 years and older	82-86% efficacy against severe disease	Now; no need to juggle timing as protection is durable
RSV (PREGNANCY)			
 <p>Pfizer is actively seeking approval</p>	Pregnant people (then protection will pass to baby for protection in first 6 months of life)	82% efficacy in preventing hospitalization in first 3 months of life. 69% efficacy after 6 months	It's not available yet but once approved, get at 24 to 36 weeks of pregnancy
RSV MONOCLONAL ANTIBODY			
 <p>This is not a vaccine (doesn't teach the body to make antibodies) but rather a proactive medication (provides antibodies)</p>	All infants <8 months. High-risk infants 8-19 months	Reduces risk of hospitalization and healthcare visits by ~80%	<p>Will be available soon.</p> <p>Protection lasts 4-6 months</p>

By: Katelyn Jetelina, MPH PHD and Caitlin Rivers, MPH PHD. For more information go to Your Local Epidemiologist

ETNP Streets to Become Much Safer for Pedestrians

Thanks to everyone who responded to the community survey earlier this year, Elm Thicket/Northpark streets will become safer for students who walk to school and pedestrians who are walking or running through our neighborhood.

One of the improvements will be lighted stop signs at the intersection of Roper Street and University Boulevard and at the intersection of Roper Street and Thedford Avenue.

Those intersections are notorious for drivers going through the intersection without stopping. That is incredibly dangerous at the Roper and Thedford intersection because there is an increased amount of foot traffic with children and adults walking to KB Polk school and the rec center.

Along with the lighted stop signs, the neighborhood association, based on the needs sent in by residents, is working to have speed cushions installed along Roper Street. Save Elm Thicket will help with gathering whatever is needed to ensure we get these speed cushions. A big part of saving Elm Thicket/Northpark is ensuring that our children and pedestrians are safe as they move about the neighborhood.

According to a traffic study conducted along Roper Street, 85% of the traffic driving along Roper Street was going more than 35 mph. In other words, that is a recipe for a tragedy that we can prevent as a neighborhood.

Councilman Jesse Moreno, District 2, and Councilman Omar Narvaez, District 6, are working together to ensure Elm Thicket/Northpark receives what it needs so its residents are safe.

The lighted stop signs will be installed in October 2023. When we learn what we need to do as a neighborhood to get the speed cushions we will communicate that with you.



Lighted stop signs, similar to what is pictured above, will be placed at the intersection of Roper Street and University Boulevard and at the intersection of Roper Street and Thedford Avenue.

Advertise and Support ETNP News for as Little as \$20!

We are still looking for advertisers to help offset the cost of printing and delivering to our senior citizens without internet access. Our circulation has grown to nearly 500 households, but the printing costs have also increased. A 1/6-page ad starts at only \$20. If you have a business and want to reach your neighbors, the ETNP Newsletter is the perfect way to do that. Contact etnpnews@gmail.com for more information and rates.

PCS Encroachment into ETNP (from Page 5)

“Do you know how much capital is invested in that field?” Mr. Cothrum asked the neighbor.

It is also important to note that because Providence is a private, Christian school they are not required to pay property tax unlike every resident in Elm Thicket/Northpark. Along with losing nine families, the City of Dallas is also losing out on tax revenue. As our property taxes continue to increase, Providence is taking revenue away from the tax base.

From Save Elm Thicket’s perspective, the most honest thing said at the meeting was this was not going to be the last time Providence asks for a change because they intend to continue purchasing property when given the chance. Mr. Cothrum said a second community meeting will be held.

The moment Save Elm Thicket learns of any meeting, we will notify you ASAP. If we want to preserve the boundaries of our neighborhood and help those neighbors around the school protect their property values, then we all need to unite once again and Save Elm Thicket. If we do not unite and stop this encroachment now, then the next encroachment will be harder to stop and the impact to all neighbors may be more severe.

ETNP/PCS Zoning Fight History (from Page 3)

- They had to plant large trees and replace any fencing between ETNP and the school with a wood fence as opposed to a chain-link fence with a tarp.
- The gate located at Kaywood and Kelton was permanently closed to school traffic. Only emergency vehicles are allowed to use that gate.
- The lighting on the field has to be hooded and pointed downward. The lights have to be off by 9 p.m. Monday-Thursday for athletic events. For non-athletic events (only 6 per year permitted) the lights have to be off by 9:30 p.m.
- No permanent outdoor speakers or amplifiers are permitted.
- Providence has to pay for a traffic study to be done each year and file it with the city.

While the neighbors who live around the school were still opposed to the Providence expansion, the planned development was approved by city council and Providence agreed to all of these stipulations. The three original residential homes that were part of the 2004 zoning request were included with the expansion and replaced by a 2-story school building and a parking lot.

Angela Hunt was our city council representative at the time.

That proposed planned development went a long way into saving what we know as the boundaries of Elm Thicket/Northpark. In 2007, Providence board members said they would not seek to expand into our neighborhood again. It is amazing what short memories they have. If the current expansion plan goes through, that means we will have lost four residential homes and four duplexes since 2004 with no telling how many more homes they will want to take for the next expansion. It is time once again for all of us to unite and Save Elm Thicket.



Angela Hunt, Dallas City Council (2005-2013)