



PURPOSE
BUILT
COMMUNITIES

Changing neighborhoods. Changing lives.

House Rules: Considerations for Leaders Larry James



CitySquare

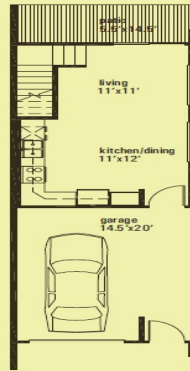
2004 Early Days. . . Ashby Commons



2006 Early Days. . . 5517 Columbia



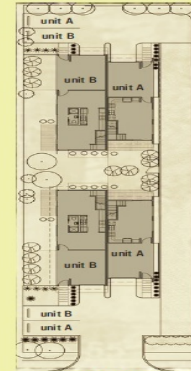
UNIT A - 921 AC sq.ft. per plans



1ST FLOOR



2ND FLOOR



SITE PLAN

1 additional on site parking space per unit



CityWalk@Akard (511 N. Akard St., Dallas 75201)

- \$40 million mixed-use, mixed-income development
- Adaptive re-use of 15-story, historic downtown office building
- 30,000 sq. ft. of commercial space
- 200 affordable apartments, 50 for formerly homeless people
- 6 for-sale condominiums

Completed April 2016



Lone Star Gas Lofts - Phases I and II (300 S. St. Paul, Dallas 75201)

- \$46.5 million mixed-use, mixed-income development
- Adaptive re-use of four downtown buildings built between the 1920s and 1970s
- 230 apartments, 60 market-rate and 170 affordable
- 10,000 sq. ft. of commercial space
- Phase I completed April 2012, Phase II completed August 2014
- Partnership with Hamilton Properties Corporation



Plaza Hotel/Lorenzo - (1011 S. Akard , Dallas 75215)

- \$32 million redevelopment of a 12-story hotel building
- 220 key full-service hotel, with additional retail site
- Includes redesign and reworking of Akard Street Bridge over IH-30
- Opened for business 2017
- Partnership with Hamilton 1011 LP--purpose: funding our CDC



HighPoint Senior and HighPoint Family (1615 Zang Blvd, Dallas 75224)

- Phases I and II of a planned three-phase redevelopment of 48-acre site in Oak Cliff
- \$39 million redevelopment budget for 301 of a planned 450 affordable units
- 140-unit HighPoint Senior completed in December 2013
- 161-unit HighPoint Family opened 2016
- Partnership with Bank of America Community Development Corporation

Cottages at Hickory Crossing



Coming Spring 2015



Cottages at Hickory Crossing (1631 Malcolm X, Dallas 75215)

- \$6.5 million development on three acres just southeast of Downtown Dallas
- 50 small cottages built to house Dallas's most expensive homeless persons
- Construction completion in fall 2016
- Collaborative development including W.W. Caruth, Jr. Family Foundation, CitySquare, Metrocare, Dallas County, UT Southwestern Medical School



Coming Spring 2015



The Cottages
AT HICKORY CROSSING

Cottages from above!



Opportunity Center



Opportunity Center



Community Health Services



Current: Historic Forest Theater



Providing Context: “Brand Promise” in Dallas, TX

1. Experience
2. Competence/Creativity
3. Community Relationships/Trust
4. Commitment to Growth
5. Great Partnerships



CitySquare

Leadership Lessons

- Let people fail



Leadership Lessons

- Let people fail
- Don't dismiss the difficult



Leadership Lessons

- Let people fail
- Don't dismiss the difficult
- **Forget the credits**



Leadership Lessons

- Let people fail
- Don't dismiss the difficult
- Forget the credits
- **Welcome the unreasonable**



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- Let people fail
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- Welcome the unreasonable
- Give away what you need



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- **Lead flat**



Leadership Lessons

- Let people fail
- Don't dismiss the difficult
- Forget the credits
- Welcome the unreasonable
- Give away what you need
- Lead flat
- **Cultivate chaos**



Leadership Lessons

- Cultivate chaos
- Value the counterintuitive



Leadership Lessons

- Cultivate chaos
- Value the counterintuitive
- **No stupid questions**



Leadership Lessons

- Cultivate chaos
- Value the counterintuitive
- No stupid questions
- Act beyond your reach



Leadership Lessons

- Cultivate chaos
- Value the counterintuitive
- No stupid questions
- Act beyond your reach
- **Vertical trumps horizontal**



Leadership Lessons

- Cultivate chaos
- Value the counterintuitive
- No stupid questions
- Act beyond your reach
- Vertical trumps horizontal
- **Clean hand-off**

