

The Dallas Morning News

Texas' Leading Newspaper

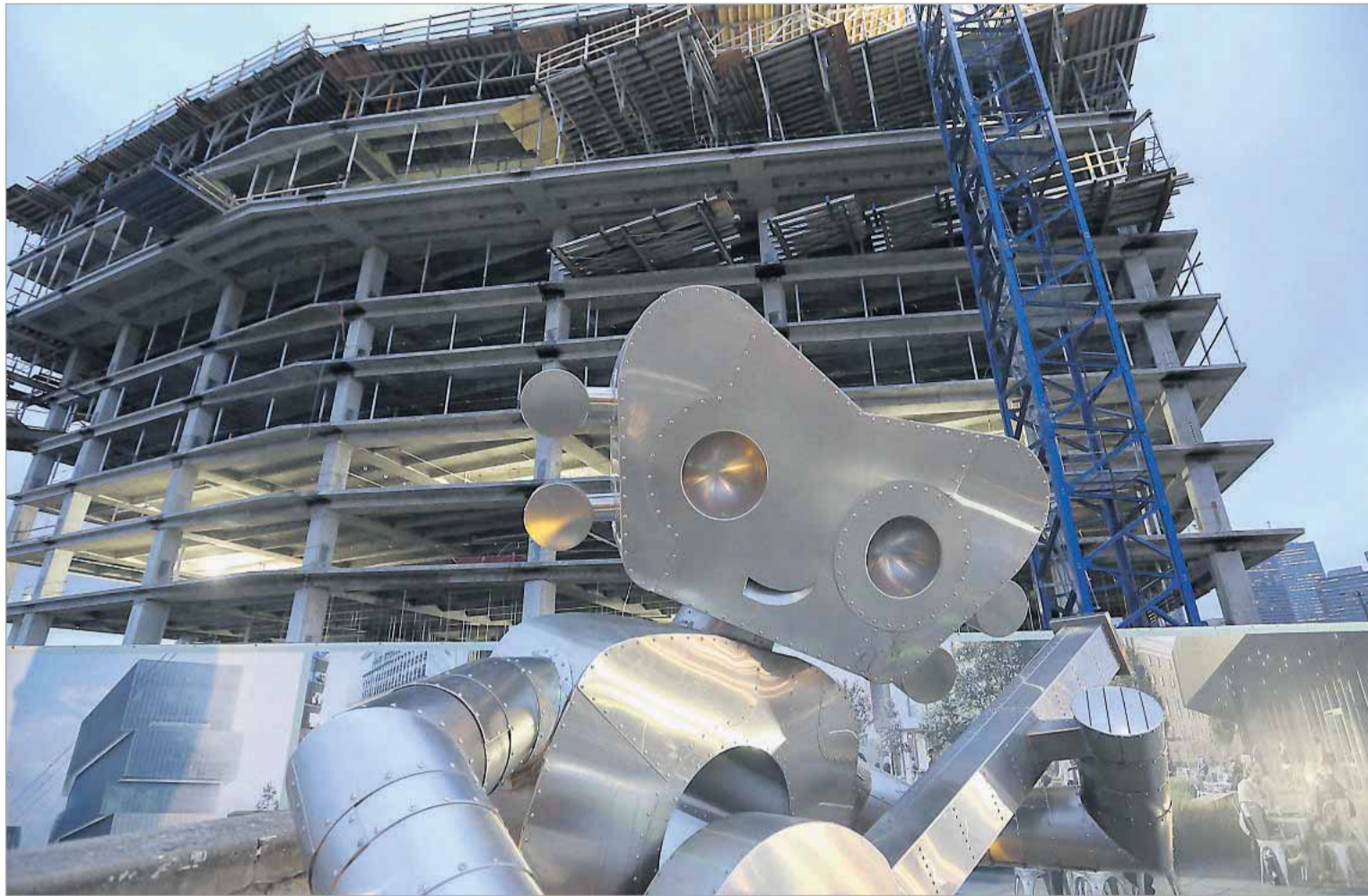
\$3.79

Dallas, Texas, Sunday, April 8, 2018



DALLAS DEVELOPMENT

Dirt flies, stirring fresh fears spirit will be lost



Ron Baselice/Staff Photographer

The Epic construction site provides a new backdrop for *Traveling Man-Waiting On A Train*, Brad Oldham's Deep Ellum landmark. The mixed-use development is being built at Elm Street and Good-Latimer Expressway.

By TRISTAN HALLMAN
Staff Writer
thallman@dallasnews.com

Deep Ellum's in — again

In an area known partly for its nightlife and music scene, Imori Sergers takes in a rapper's songs during a weekly Thursday hip hop night at Independent Bar and Kitchen in Deep Ellum.



Smiley N. Pool/Staff Photographer

Deep Ellum's "misfits" and "unwanted people" once saved Jesus Martinez. That was in 2014, when the Dallas Police Department fired Martinez because the chief believed he got too rough with a panhandler during a tussle in the neighborhood that Martinez both patrolled and spent his free time in. Deep Ellum business owners, workers and patrons rallied around Martinez with slogans like "Jesus Saves."

The cop and the misfits — they all felt right at home together. That was the Deep Ellum way.

"This was where they could be where they wanted to be and feel comfortable being who they wanted to be without being judged or looked at weirdly because everyone there was weird," said Martinez, who won his job back on an appeal.

That was about 3½ years ago. Deep Ellum isn't weird anymore. It's a thriving, bustling, growing neighborhood. Low-key gatherings have given way to crowded bars and restaurants. And the area's boosters say the latest rise — one in a long history of booms and busts — will last.

But Martinez, like some others, believes the boom is turning the area into Uptown. Disappearing is the camaraderie he felt back when he was the unofficial mascot of come-

See DEEP Page 20A

DALLAS COUNTY

Vote suit may leave big mark

4 residents say Commissioners Court districts discriminate against whites

By GROMER JEFFERS JR.
Political Writer
gjeffers@dallasnews.com

Are white voters in Dallas County being discriminated against?

That question, which might cause some to chuckle, will be answered after a trial starting April 16 that could change the face of the voting rights struggle in America.

Four white residents are suing Dallas County, claiming that the current boundaries of county commissioner districts violate their voting rights. The case is believed to be one of the first in the nation where a group of whites is seeking protection under the Voting Rights Act.

The lawsuit foreshadows a potential turn-about in Texas' and the nation's racial politics. As Hispanics, blacks and other minorities close in on making America a country where minorities make up the majority, some whites are attempting to use civil rights laws to pro-

See PLAINTIFFS Page 14A

PSYCHIATRIC DRUGS

Patients struggle to get off meds

Antidepressant users have trouble quitting because of withdrawal

FROM WIRE REPORTS

Victoria Toline would hunch over the kitchen table, steady her hands and draw a bead of liquid from a vial with a small dropper. It was a delicate operation that had become a daily routine — extracting ever tinier doses of the antidepressant she had taken for three years, on and off, and was desperately trying to quit.

"Basically that's all I have been doing — dealing with the dizziness, the confusion, the fatigue, all the symptoms of withdrawal," said Toline, 27, of Tacoma, Wash. It took nine months to wean herself from the drug, Zoloft, by taking smaller and smaller doses.

See LONG-TERM Page 8A

IMMIGRATION

Contradictions abound on border

Will for a wall mixes with admiration for Mexicans; through it all, life goes on

By ALFREDO CORCHADO and JAMES BARRAGÁN
Staff Writers

SANTA TERESA, N.M. — Chris Timmerman works on the edge of Texas, where he co-owns a livestock auction house right

against the border, in the shadow of a towering fence that represents his own deeply held beliefs and contradictions.

Timmerman is a self-described "Trump man." He supports a taller fence, though he doubts one would do any good — and says it certainly wouldn't stop people from escaping poverty and perse-

See FAR Page 16A



ARTS & LIFE

New look, features in lifestyles section

Look for our new Arts & Life section, featuring a mix of stories about arts, culture, personalities and travel, all in a single package with greater visual impact. Section E

METRO & STATE

Festival explores city's possibilities

Speakers long on impressive credentials explored ideas covering the physical city, the educated city, the healthy city and the inclusive city at the Dallas Festival of Ideas. 1B

NATION

Pilots warned company of issues before crash

For months before a helicopter capsized in New York and killed two Dallas friends and three others, pilots for the company that operated the flight warned their bosses about dangerous conditions. 4A

WORLD

Youth hockey team bus crashes, killing 15

A semi-trailer slammed into a bus carrying a youth hockey team in western Canada, killing 15 and injuring 14 in a collision that left the vehicles obliterated in the snow. 15A

POINTS



My role as publisher

Grant Moise, recently named the eighth publisher of *The Dallas Morning News*, shares how he'll approach his new role. 2P

Breezy and chilly



Metro, back page

INSIDE			
Lottery	2A	Jumble	10D
Focus	3A	Books	8-9E
Nation	4,9-11A	Travel	14,16-17E
World	15,18-19A	Puzzles	18,20,22E
Obituaries	8-10B	Homes	1H
Sports TV	2C	Editorials	2P
Markets	6D	Letters	2-3P

©2018, The Dallas Morning News



ARTHRITIS CARE of Texas

Non-Surgical Relief from Knee Pain.

469-399-5675 Call for a Free Knee Screening.



Ron Baselice/Staff Photographer

A group of cyclists rides east on Elm Street. Deep Ellum Foundation executive director Jessica Burnham says the neighborhood is “a land of opportunity” where “everyone is supposed to and should feel welcome.”

Deep Ellum's had many lives

Continued from Page 1A

as-you-are Deep Ellum in the early days of its revival.

“The change, for the businesses, obviously it's good,” Martinez said. “But for somebody who isn't too into large crowds or constant loud music or just loud noises in general, it's a bit of a downer to go down there now.”

Welcome (back)

Deep Ellum is having a moment. Parking can be hard to come by. Crowds fill the sidewalks day and night for barbecue and ice cream and live music and doughnuts and craft beer.

People want to move there. A new residential tower, the 17-story Case Building, looms over Main Street on the eastern side. Other apartments have popped up in recent years on the outskirts. Another tower with plans for a ground-level grocery store is under construction. A giant hole near Canton and Malcolm X sits where another complex will go up. And a mixed-use behemoth, The Epic, is rising across Good-Latimer and taking the historic and long-vacant Union Bankers building with it.

As of 2017, property values increased by 143 percent in Deep Ellum and nearby Exposition Park since 2005, when the city created a tax-increment financing district, better known as a TIF, to speed development in what was a declining area.

But Deep Ellum has already lived many lives. The neighborhood has been an industrial zone, a shantytown, a home of the blues and a punk-and-grunge music scene.

In the early 1980s, it was bohemian — filled with artists and musicians. The city took multiple stabs at rezoning the area for years, including the creation of a “planned development district” over the objection of 200 small businesses.

Developers in years that followed believed Deep Ellum could be Dallas' answer to SoHo, the once sketchy Manhattan neighborhood that became an artists' haven, then a neighborhood too expensive for artists.

The savings & loan crisis and oil bust dashed those hopes. But Deep Ellum began to rise again in the late 1980s and early 1990s, becoming a live music hub known for places like Trees, Green Room, the Bomb Factory, Gypsy Tea Room and Deep Ellum Live.

Decline returned in the early 2000s as crime concerns mounted. The financial crisis of 2008 ex-

tinguished hope for a turnaround.

The old-timer

In a strange way, the rally around Martinez became a sort of public coming-out party for the latest revival. It helped display and further develop bonds between the business owners who had weathered the last downturn and the new owners who had begun populating previously empty buildings. Martinez — just a patrol officer who checked in on them — was everyone's protector.

Frank Campagna, owner of Kettle Art, was among the first to speak out about Martinez.

An elder statesman of Deep Ellum, Campagna was drawn to the area's light industrial buildings, walkability and history when his family moved to Dallas from Philadelphia in the 1970s. He had lived in Deep Ellum — not always legally — and painted murals, promoted concerts and ran publica-



2014 File Photo

“Deep Ellum has a spirit of its own as far as I'm concerned,” says Kettle Art owner Frank Campagna, a fixture since the 1970s.

On a recent walk through the neighborhood, he showed off where old businesses opened, thrived and died during the ups and downs. A few

families, who didn't come by much in the old days, passed by him. His murals — such as one of a Robot and Dinosaur fighting on a TV screen, a spaceship picking up a cow and the colorful wall of Cafe Brazil — have been seen by different generations of passers-by.

As people passed along Elm Street on a recent Friday afternoon, Campagna remembered when the street was empty save for a few businesses, including his, which he moved to Main Street a few years ago. He likes to point out he once got his transmission fixed at what is now Stirr, a posh bar and restaurant.

He sometimes misses some of the old things, such as the painted Good-Latimer tunnels that were ripped out for Dallas Area Rapid Transit. But he believes removing the tunnels was the right decision.

The tunnels “were stinky and they were dirty and they were covered in glass and urine,” he said. “They're better remembered than they were in

actuality.”

The sidewalks Campagna walks on now are much cleaner, although Elm has been torn up recently while new utilities go in.

Campagna is happy with the way things are going. He still likes the grittiness, the cast of characters and the live music. Some of the scene now isn't for him and he has a couple of gripes as a businessman, like about how he wishes the people lined up for Pecan Lodge barbecue would also stick around for local art.

But he has adapted before and is doing so again. And he believes it will take a while to force out old-timers from Deep Ellum. Besides, the neighborhood has always seemed to be protected by almost mystical forces, he said.

“Deep Ellum has a spirit of its own as far as I'm concerned,” he said.

Planning for the future

Jessica Burnham, executive director of the Deep Ellum Foundation, said the neighborhood still has “places you won't find opening up anywhere else” in Dallas. She called it “a land of opportunity” where “everyone is supposed to and should feel welcome.”

“The people that come from Uptown and come from other areas, they don't want it to turn into Uptown either,” she said. “Deep Ellum, you don't have anywhere else.”

But to avoid the downfalls of the past, Deep Ellum needs “the residential component we haven't had,” Burnham said.

“You can't just have bars and restaurants and burger joints,” she said.

The goal of planners is to create a hodgepodge of different uses, day and night, in Deep Ellum. Apartments are hot right now, and the city's TIF district report shows that the construction of new housing is outpacing the goals for office and retail space and hotel rooms, which are planned but have been absent so far.

Jon Hetzel of Madison Partners, which owns property in the area, said, “one of the big things that has caused the big boom and bust cycle of the past is that it was an entertainment district and only an entertainment district.”

“Our hope is we're entering a more stable mixed-use era,” he said.

Hetzel, who leads the Public Improvement District in Deep Ellum and chairs the area's TIF board, also said security will be a challenge, but “a manageable challenge.”



2017 File Photo/Staff

Deep Ellum has already lived many lives: an industrial zone, a shantytown, a home of the blues, a punk-and-grunge music scene, and a haven for live music and art. Now a large residential component is being added.



JESSICA BURNHAM

See ISSOUL Page 21A

Is soul of Deep Ellum safe?

Continued from Page 20A

Deputy Police Chief Scott Walton said safety will always be a concern “anywhere where you have a lot of people,” especially of the inebriated variety. Police have beefed up their presence in the area and off-duty officers also work there on busy nights. Traffic and parking will continue to be concerns for police, he said.

But Hetzel said he’s not as worried about the parking because lots and garages are anathema to pedestrians.

“Name pretty much any really successful urban neighborhood in this country, and what do they have in common? Horrible parking,” he said.

Hetzel also credits infrastructure changes, such as better lighting and wider sidewalks on Elm Street.

Major infrastructure changes are still coming. The DART rail station on Good-Latimer figures to go away as a subway changes that line’s configuration. Unseen but also underground will be a massive new drainage tunnel that will help keep the area near Baylor University Hospital from flooding. Commerce and Elm will be turned into two-way streets in the years ahead. Commerce will also get wider sidewalks.

Patrick Kennedy, an urban planner, believes the more pedestrian-friendly Elm Street has driven much of the development of the last few years. Kennedy has also been the lead proponent of the removal of Interstate 345, which separates Deep Ellum from downtown. Kennedy lived in Deep Ellum when he first moved to Dallas. The area’s growth has been positive for the city, and the new apartments springing up show the demand for urban housing, he said.

The nostalgia for the Deep Ellum of old confuses Kennedy. He said he’s not sure which era people are referring to because the neighborhood has constantly changed.

“But you don’t want it to end up in a place where it becomes homogenous,” he said. “That’s where the big fear is: that gentrification is a cultural nerve gas that eliminates anything of



File Photo/Andy Jacobsohn

Stephanie Johnson was a co-organizer of the Deep Ellum group that supported Dallas police Officer Jesus Martinez in 2014. She no longer works in the neighborhood but keeps it in her heart. “You can’t not love a place like that,” she says.

interest. And I think that’s the real sort of nut to be cracked in all areas.”

The developer

Developer Scott Rohrman said Deep Ellum is going to look different in a few years, but people want the artistic spirit of



SCOTT ROHRMAN

saying I’m willing to make less money to lease to someone who makes less rent but adds to the fabric of the neighborhood, then we’ve got a problem,” he said.

But the area is much more profitable than it was when Rohrman first bought dozens of buildings in the neighborhood. Back then, he couldn’t get many banks or investors interested because of Deep Ellum’s history of booms and busts and the general stigma around safety.

“The only reason I got it done was because I had some

investors who had invested money with me in the past and they said, ‘Well, we’ve been successful with you in the past.’ But nobody wanted to do it because it was Deep Ellum,” he said. “Everybody said we don’t want to do it because it’s Deep Ellum.”

Rohrman saw potential. He liked the gridded streets and the old buildings, and he loved the people he met at places such as St. Pete’s Dancing Marlin. But before he could attract businesses like Pecan Lodge and BrainDead Brewing, Rohrman had to help clean up the area’s seedier side. Inside one building, he found a two-way mirror, what appeared to be a stage for a stripper and a table with used syringes nearby. Businesses that didn’t meet his standards got the boot.

Rohrman, who has sold most of his properties in the area, said the neighborhood will protect itself. And despite some of his own concerns, others who complain about the past should know “there’s always going to be a place to find a deserted bar on a deserted street,” he said.

“I’ll just speak frankly,” he said. “If what you want is your local bar on a deserted street

and there’s no one in the parking lot and you can get an easy parking space, then what you want is what you want. And what you want is not what’s best for the city.”

The patron

Martinez is still wistful for the place that “seemed worlds away from the crazed partying and the glamour of other parts of the city.” A few new bars in Deep Ellum seemed to bring

that scene closer to Uptown.

Stephanie Johnson helped lead the campaign to “Save Jesus” as much as anyone. She loved Deep Ellum for all the same reasons Martinez did. She worked there as a hair stylist and has hung out there for years. Her husband works at Tigger’s, a long-standing Deep Ellum tattoo parlor.

Johnson believes people will embrace the culture of Deep Ellum even as others might “kind of barrel in” and not un-

derstand the culture of the neighborhood.

She now works in Lower Greenville, which is closer to her home. But she still loves Deep Ellum. The neighborhood, Johnson said, doesn’t need saving.

“There’s too much to love down there,” she said. “You can’t not love a place like that. It was a matter of time before everyone else figured it out.”

Twitter: @TristanHallman



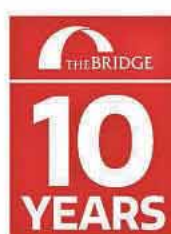
The Bridge celebrates 10 years of homeless recovery this May!

Thanks to our supporters for helping us provide compassionate services, care and relief for Dallas’ most impoverished citizens.

In 10 years, The Bridge has made a BIG Impact:

- Provided **Day Shelter to 39,700+ guests**
- Provided **Night Shelter to 14,000+ guests**
- Served **4.5 Million+ meals**
- Provided **227,300+ Care Management sessions**

We need your help to continue our impact on the Dallas community! Go to the bridgenorthtexas.org/give or text **BRIDGE10YEARS** to **41444** to donate and help your neighbor on their path to homeless recovery.



McFarlin Auditorium

SMU campus

8 p.m.

214-768-8283

For tickets, visit smu.edu/tate.

Follow us on Twitter and on Instagram @SMUtate.

Tuesday, April 10, 2018 The Ebby Halliday Companies Lecture

SHAWN ACHOR

A native Texan, Shawn Achor is a bestselling author noted for his research on happiness and the promotion of positive psychology. Achor has discovered research exhibiting how changing mindsets about stress alters the physical effects of stress. In 2007, he founded GoodThink, a company that offers coaching services and seminars focused on positive psychology to improve workplace performance. Achor is the author of *The Happiness Advantage* and *Before Happiness*.



The Dallas Morning News



World Changers Shaped Here SMU.

ADDITIONAL SPONSOR: Turner Construction
SUPPORTED BY: 570 KLIF News and Information ■ Sewell Lexus
SMU Student Foundation ■ Weitzman