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OAK LAWN | UPTOWN

BEST NEIGHBORHOODS



An urban hot spot

Uptown's location, amenities a draw for area residents **12-14**

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Do you want to live in an urban area? **20**

SUSAN BRADLEY



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Ⓒ RCHED HIGH FROM STREET LEVEL WITH A DEEP SETBACK, LUSH LANDSCAPED GROUNDS WITH CIRCULAR STONE DRIVE ENHANCE TIMELESS ARCHITECTURAL DESIGN MASTERFULLY CRAFTED BY PREMIER BUILDER RUSTY GOFF. CUSTOMIZED IN EVERY WAY WITH ALL THE AMENITIES EXPECTED BY DISCRIMINATING TASTES INCLUDING ALMOST 5,800 SQUARE FEET, RICH INTERIOR FINISHES, POOL, LOGGIA, MULTIPLE FIREPLACES, ELEVATOR AND EXTRAORDINARY BALCONIES.

Heartbeat of the city

Uptown residents say they value the area's walkability, 'vibrant' feel

MARCH 29
Safest

APRIL 5
Schools

APRIL 12
Best for empty nesters

APRIL 19
Best for 18-24-year-olds

APRIL 26
Best for families with kids

May 3
Best for urban sophisticates

Sunday in Metro:
Find out what draws wealthy buyers

MAY 10
Best for wealthy buyers

MAY 17
Best in the city

MAY 24
Best in the burbs

MAY 31
Healthiest

JUNE 7
Best for Foodies

JUNE 14
Best Bargains

JUNE 21
Best overall

By HEATHER NOEL
hnoel@neighborsgo.com

About two months ago, 28-year-old Anshu Rajpurohit cautiously made her way across the crowded city streets of Mumbai, India.

But on an April afternoon at the corner of McKinney and Lemmon avenues, she patiently waits for the walk signal. The intersection, just strides from the apartment at McKinney Uptown where she lives with her husband, bustles with cars and passersby.

The number of people living in Uptown does not come close to the millions living in India's most populous city, but Rajpurohit said the noise and the activity in the area reminds her of home. She admits the suburbs aren't for her.

"It's a very vibrant, happening place. I can just walk around, and I can see people around — that feels great," she said.

Many people like Rajpurohit have chosen to live in the densely populated Dallas neighborhood for its convenience to shops, restaurants, parks and trails.

It's this on-foot accessibility, along with safety and affordability, that has landed several areas in Uptown on the list of best places to live for urban sophisticates, according to an analysis by *The Dallas Morning News*.

The area bounded to the north by Lemmon Avenue, to the east by McKinney Avenue, the Katy Trail to the west and Pearl Street at its southernmost tip, took the No. 1 spot in the Park Cities and North Dallas area and is No. 5 in the region on *The News'* list. Several surrounding Uptown areas also placed in the Top 10 in Park Cities and North Dallas.

In *The News'* analysis, a population density of at least 10,000 people per square mile was required to be considered for the category. Scores were also based on factors residents reported most important to them, such as accessibility and safety.



Kelly Smith, 24, walks her dog Lady nearly every day around the streets of her Uptown apartment. Several areas in Uptown are on the list of best places to live for urban sophisticates, according to an analysis by *The Dallas Morning News*.

Staff photos by HEATHER NOEL/neighborsgo

Grabbing a quick bite to eat or stopping to gather a few groceries without getting in a car attracted Kathryn Smith to her apartment off Carlisle Street. The 31-year-old moved to Uptown from her home in Nashville nearly five months ago. She said she enjoys having everything she needs within walking distance.

From apartments and townhomes to high-rises and single-family homes, the Uptown area offers a variety of living choices and price tags, residents said.

Andrew Chang, who has been living in an Uptown neighborhood just north of the No. 1 area for about a year, said even in Uptown, people can find places

to fit their budget. Monthly rent can range anywhere from \$800 to \$3,000 for a one-bedroom space, depending upon the size and location.

Tracy Geoffrion said Uptown may be pricier than other Dallas neighborhoods, but having local conveniences readily available is worth paying the extra rent for the 29-year-old. She pays about \$1,250 a month for her one-bedroom, 600-square-foot studio apartment at The Bryson at City Place, she said.

Geoffrion said she spends many evenings strolling down McKinney Avenue or meeting her co-workers at the nearby Katy Trail Ice House.

"This area is the best part of Dallas for that specific kind of lifestyle," she said.

In addition to walkability, people also say they feel safe in the area. The Uptown Public Improvement District pays for extra off-duty Dallas police officers, and 16 cameras placed along McKinney Avenue are monitored 24 hours a day by the Dallas Police Department.

Missy Woehr, a volunteer with Uptown Dallas, Inc., said residents can contact the manager of the Uptown PID with concerns or suggestions. A newly formed Uptown Residents Council also gives residents a forum to communicate their ideas and talk with others living in



Anshu Rajpurohit, 28, drops off her laundry at the local dry cleaners. Living in Uptown, everything she needs is within walking distance, she said.

Methodology

The Dallas Morning News evaluated the best places for those seeking a high-density neighborhood. Eleven measures of livability were calculated for each census tract in Dallas, Collin, Denton, Rockwall counties and parts of Tarrant County. Scores indicate how far above or below average an area rated, and those ratings were combined according to their relative importance among those surveyed by *The News* who identified themselves as living in a city. Areas inside and outside of the Dallas city limits were considered. Despite rising numbers of condos, most people in these areas are apartment dwellers. In general, urban dwellers cared more than other groups about price, commute time, walkability and being near places to go and things to do. They cared much less about crime than the overall population surveyed. For more about the methodology, go to watchdogblog.dallasnews.com/category/methodology.

the area.

"We have homeowners that are always walking in the neighborhood, and we encourage them to give feedback if they see things that need attention," Woehr said. "And that could be anything from a broken sprinkler head to a sign that is down to a dead tree to a light standard that isn't working."

The Uptown area hasn't always been the walking-friendly, safe community it is today, she said.

Woehr, who has lived in the area for 17 years, said she remembers the area before it gained the identity of "Uptown." Maintenance of the area was poor, and it was "not necessarily the safest place in

Dallas," she said.

With the creation of the Uptown PID in 1992, things began to change, she said. Now, when people walk the clean, historic brick-paved streets or catch a ride on the McKinney Avenue trolley, they know they are in Uptown. The matching light standards and trash-free streets are evidence of that, she said.

"We were just a quiet neighborhood many years ago, and now we are the pulse of the inner city," Woehr said.

Neighborsgo reporter Heather Noel can be reached at 214-977-8715. Data analysis by staff writer Daniel Lathrop.