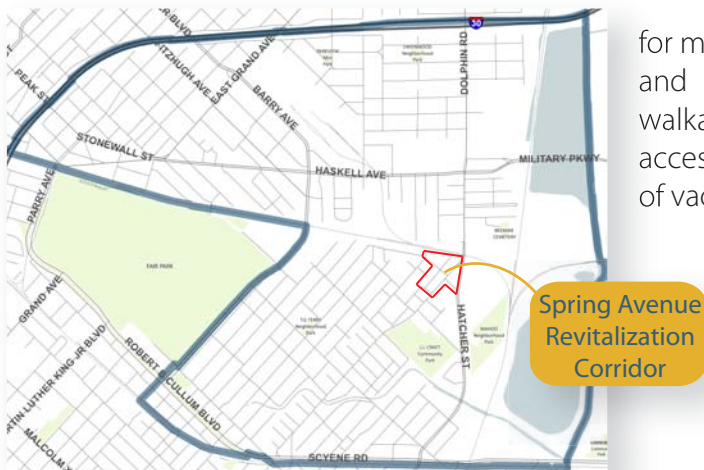


The South Dallas Fair Park Inncity Community Development Corporation (ICDC), Dallas Housing Authority (DHA), and the City of Dallas are partners in the redevelopment of the Spring Avenue Corridor, located east of Fair Park and due west of the DHA's Frazier Courts community.

This initiative is one of several catalyst projects in the Frazier Courts neighborhood and will help to encourage spin off development and revitalization within the greater Frazier community.

Existing conditions along Spring Avenue include older dilapidated and vacant commercial structures as well as vacant lots. The ICDC Spring Plaza Complex is located at the intersection of Spring Avenue and Hatcher Street and is one notable exception to the existing conditions along the corridor.

NIP South Dallas/Fair Park Target Area



Project Scope

The project area includes Spring Avenue, from Hatcher Street to Benton Avenue, and Troy Street, from Hatcher Street to Collins Avenue.

Project plans call for:

- Acquisition of vacant property
- Street reconstruction of Spring Ave., Brashear St. and Troy St.
- Redevelopment along Spring Ave., Brashear St. and Troy St.

The Spring Avenue Master Plan represents a shared vision between the area residents, stakeholders and community partners to address and build on neighborhood conditions, opportunities and strengths.

Guiding Principles

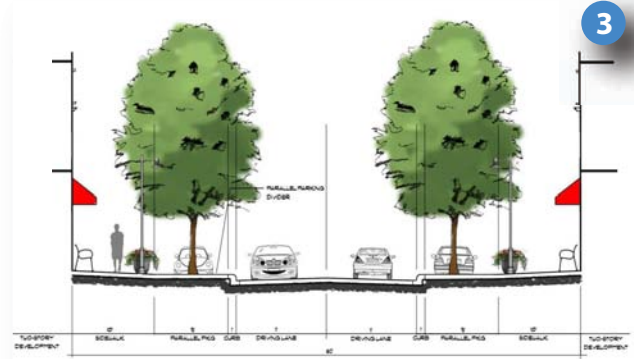
Guiding principles include the desire for more housing options, increased housing and commercial standards, unique and walkable shopping areas, better pedestrian access, increased safety and adaptive reuses of vacant or neglected properties.

Master Plan Elements

- 1 Mixed-use redevelopment of properties along Spring Avenue to include shops and offices.
- 2 Improved pedestrian access and safety within the shopping plaza and to/from abutting residential neighborhoods.
- 3 Streetscape improvements and pedestrian amenities to include street furniture, street trees, lighting and wider sidewalks
- 4 Gateway improvements and community features to create a distinctive neighborhood feel
- 5 Plazas to provide attractive open spaces
- 6 Senior Residential Infill housing proposed at Troy St. and Brashear St.

Infill housing proposed on the west side of Brashear, between Troy St and Benton Ave.

Spring Avenue Cross Section





Legend

- Gateway
- Existing Buildings
- Existing Community Building
- Proposed Buildings
 - Residential Infill TH-2(A)
 - Development in Progress
 - Mixed Use Building
- Streetscape Improvement
- Community Feature
- Proposed City Trail
- Pedestrian Easement

