Redefining the View from DART Transit Center Looking Northwest
View Looking from City Hall
Phase 3 Development Site Phasing
Section Looking Southwest

Demands for an affordable, easy-going district integrating both market-rate and affordable housing.

Industrial needs of the growing Dallas community. Now, after years of abandonment and vacancy, market predictions reflect South Dallas as a community

Circulation Plan
Street Grid Before

Multiple green spaces and parkways. By developing mixed-use, transit-oriented development, the Texas climate and taking full advantage of Texas' most prominent

The overall concept for the master plan revolves around the opening of important vistas, or view corridors, necessary in redefining the Cedars

The aroma of Mexican Plum trees draws in residents and visitors alike

Central Plaza

• Work with Current Community Partnerships
• Create a Downtown Development Authority to:
  • Ensure follow through of design guidelines
  • Build new schools
  • Create design guidelines for future development based on community input
  • Political players
  • Community members

Infrastructure

For-Rent Housing
Commercial Infrastructure Development Site
Total Infrastructure Development Site

Total Development Costs  $91,221,143  $172,061,761  $77,753,543

Market-rate
Affordable
Affordable
Housing

Office/Commercial
Retail
For-Sale
For-Sale (units)
Rental (units)
Rental (s.f.)

Annual Cash Flow

Total Square Footage (s.f.)  163,800
Park/Landscaping $ 1,211,800

Parking Garage Above
20 Story Mixed Use Building
8 Story Mid-Rise Building
8 Story Mid-Rise Building
12 Story Mixed Use Building
12 Story Mixed Use Building
12 Story Mixed Use Building
12 Story Mixed Use Building

Character Districts

For-Sale (units)  0  0  0  126  126  126  193  193  193  193
Rental (units)  58  58  58  110  110  110  110  110  110  110


Type

Purpose

Development Costs

Subtotal $ 4,914,000

For-Rent  526,776  976,642  1,005,941  2,330,619  3,000,672  3,708,830  4,704,757  4,845,900  4,991,277  5,141,015
For-Sale  0  0  0  3,245,796  557,195  0  1,773,384  487,090  0  0

Retail  466,393  466,393  466,393  654,663  654,663  654,663  654,663  654,663  654,663  654,663

Investor Equity

For-Sale (units)  35  35  35  54  54  54  54

Type

Total Unit Cost, Including

For-Sale (units)  35  35  35  54  54  54  54

Average Street Width (feet)  35

Retail

For-Sale

Average

Subtotal $ 4,914,000

Park/Landscaping $ 1,211,800

Total Development Costs

Office/Commercial

Rentable

Average

Infrastructure

Commercial

Total Infrastructure Development Site

Development Costs

Annual Cash Flow

Total Square Footage (s.f.)  163,800

Development Costs

Fixed

Cost per s.f. $ 35

Subtotal $ 4,914,000

Average Street Width (feet)  35