



PLANSOURCE

professional planning services

Baker

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SPRING AVENUE REDEVELOPMENT

Baker is providing a master plan for the Spring Avenue community in Dallas, Texas that includes information gathering, programming in addition to master plan development.

The City's wish is that this master plan contain community friendly and pedestrian oriented design concepts that include a mix of retail stores, townhomes, apartment buildings, and office buildings that integrate green spaces throughout developed areas.

Baker will prepare a landscaping plan that will include streetscapes and pedestrian furniture to complement the infrastructure and building designs. Baker is conducting workshops with the various stakeholders involved in this project, including the neighborhood of spring Avenue and the City of Dallas Redevelopment Corporation in an effort to actively solicit input throughout the master planning process.

The Spring Avenue Redevelopment Project is to be completed in two phases. The redevelopment project can be located by finding the intersection at Spring Avenue and Hatcher Street. The work includes several blocks of redevelopment work on Spring Avenue, Troy, Brasher, and Benton/Jones Streets.

The Phase I planning work is primarily focused on the selection of a Community Friendly Master Plan with pedestrian oriented design concepts from 3 Alternative Schemes.



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Neighborhood meetings will be held to solicit community input and to arrive at one selected Master Plan Scheme. The Master Plan will indicate recommended land uses, development densities, and provide some typical sections for streetscape improvements, landscaping, right of ways, and public streets. The street plans will include sidewalks, vehicle circulation, parking, and utility locations.

Phase II is the design phase for the public infrastructure for the Spring Avenue Redevelopment including streetscaping/public landscaping improvements, public street and drainage improvements, and to address utility relocations and new construction in the public rights of way/easements. Phase II will also require coordination with Private Utility Companies to upgrade their facilities to support the proposed Spring Avenue Redevelopment Project.

Project Features

- Public Involvement with Spring Avenue Neighborhood (Mill Street Neighborhood - Larger Area Description including ICDC-Innercity Community Development Corporation)
- Development of up to 3 Master Plan Concepts including one Animation for Final Selection Concept
- Cost Estimates for Infrastructure needed to support the Selected Concept to be funding in Phase 2 of the Contract by the City of Dallas