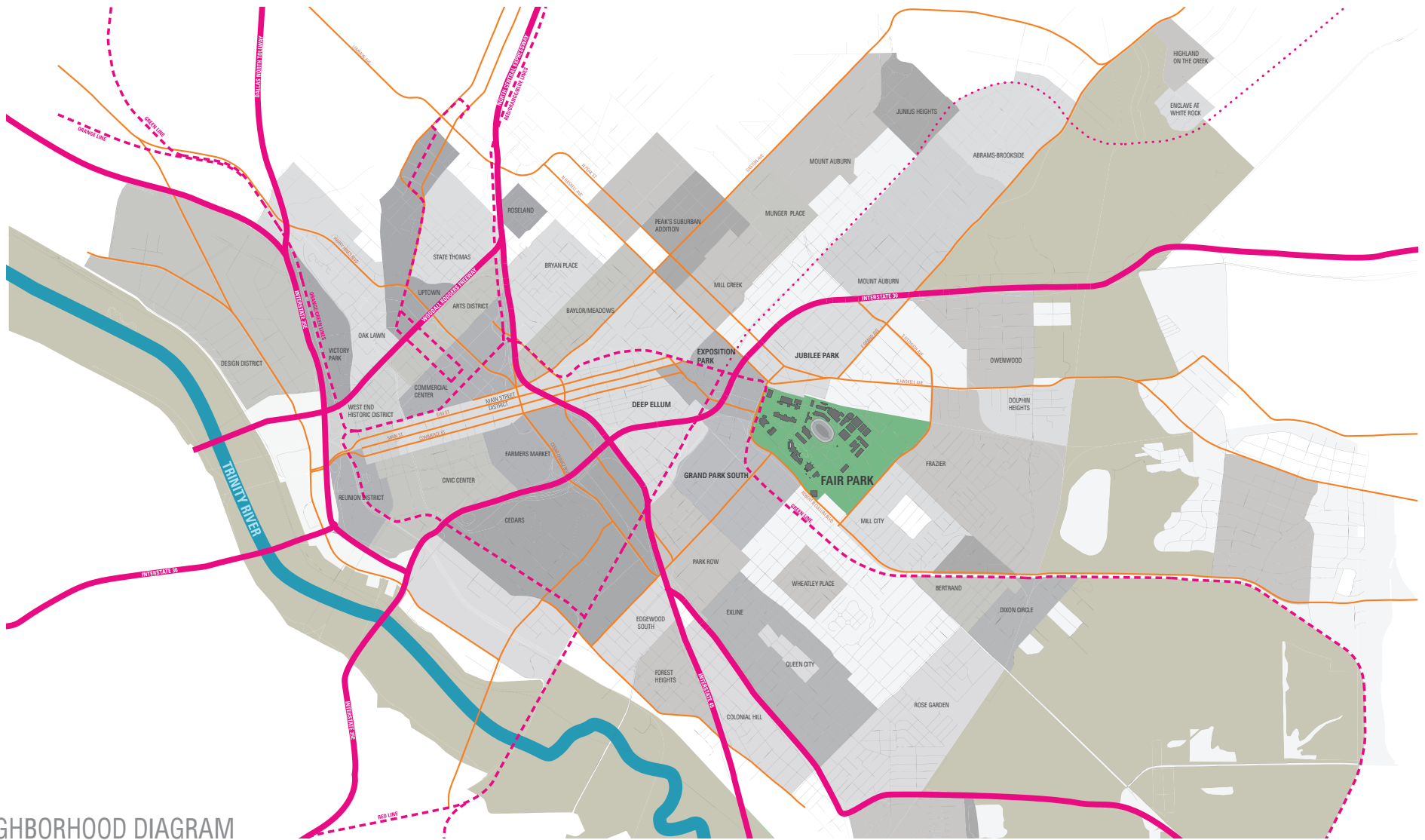


REIMAGINE ► FAIR PARK

11 AUGUST 2015

FOUNDATION FOR COMMUNITY EMPOWERMENT





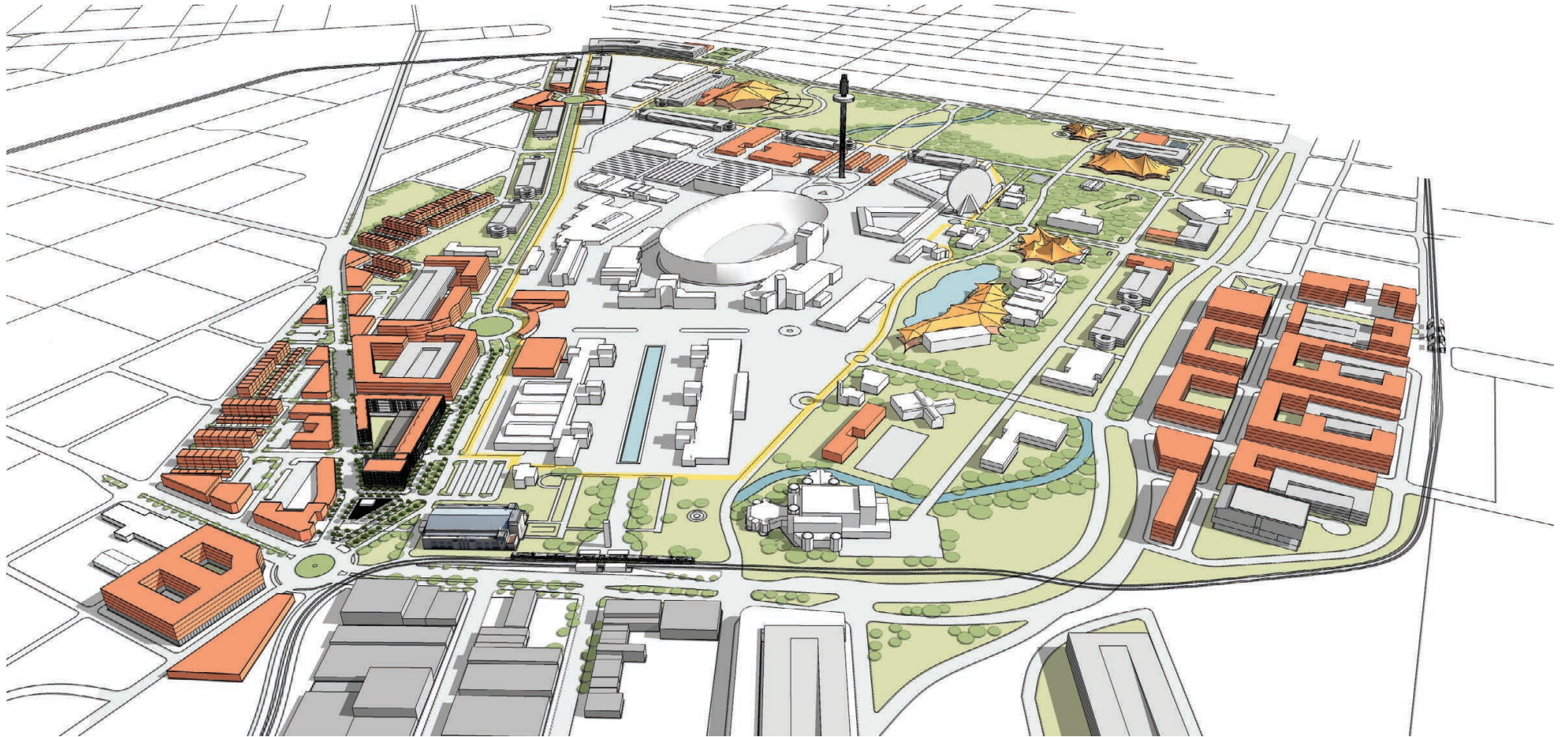
NEIGHBORHOOD DIAGRAM



STREET ACCESS /TRAFFIC DIAGRAM

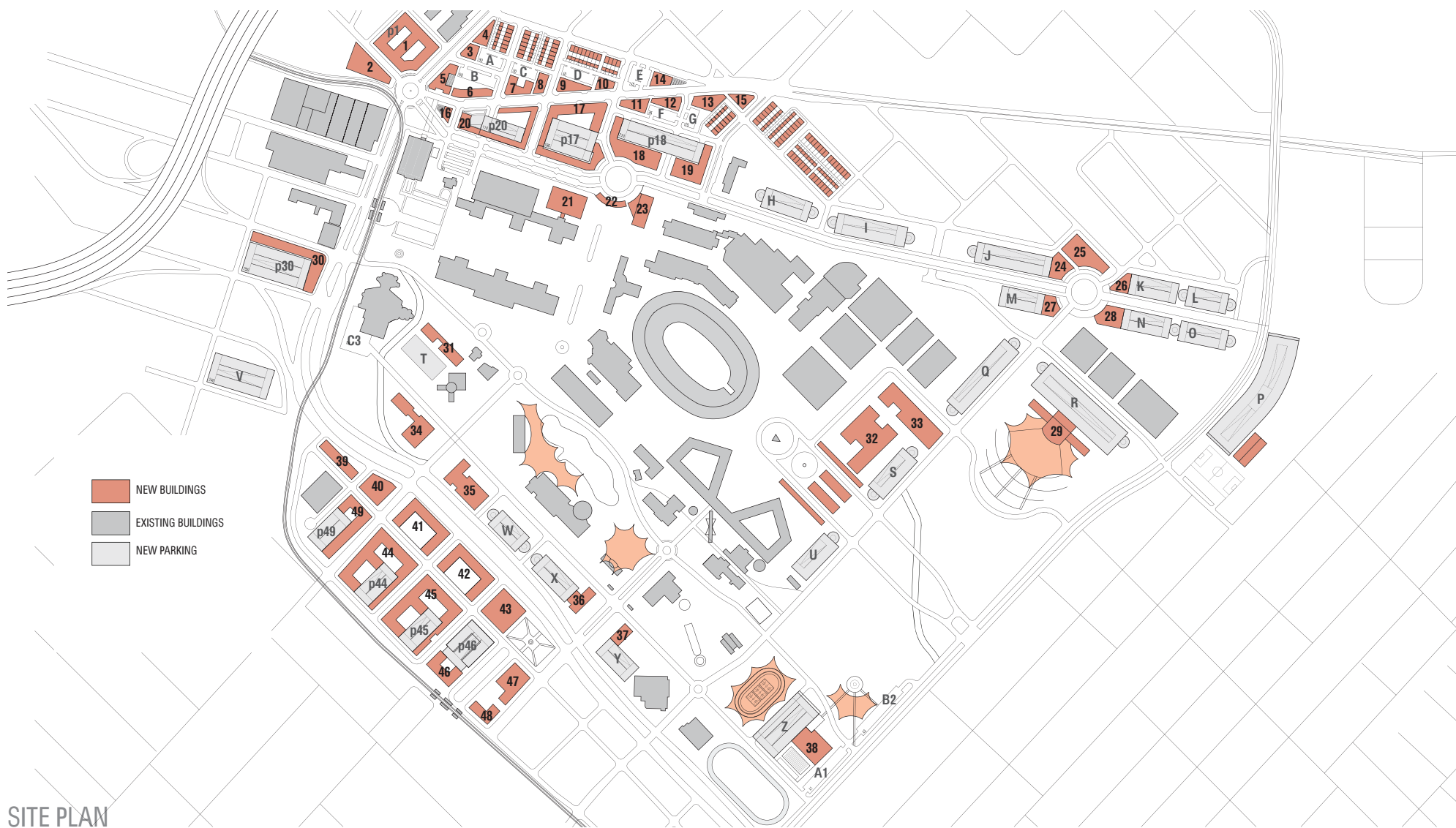


SITE PLAN



AERIAL VIEW

REIMAGINE ► FAIR PARK
DALLAS, TX



SITE PLAN

Potential Buildings

Building	MF Residential - SF	Retail -SF	Educ/Entertain -SF	Fair Usage - SF	Single Family - SF	
1	189,675	32,350	-	-	-	
2	-	30,300	-	-	-	
3	-	7,500	-	-	-	
4	-	8,875	-	-	-	
5	-	12,200	-	-	-	
6	-	14,400	-	-	-	
7	-	13,000	-	-	-	
8	-	7,500	-	-	-	
9	-	11,300	-	-	-	
10	-	6,325	-	-	-	
11	-	10,825	-	-	-	
12	-	10,600	-	-	-	
13	-	14,540	-	-	-	
14	-	8,600	-	-	-	
15	-	8,100	-	-	-	
16	-	3,737	-	-	-	
17	243,200	60,800	-	-	-	
18	99,572	38,995	-	-	-	
19	79,612	28,577	-	-	-	
20	116,562	42,745	-	-	-	
21	-	-	-	31,400	-	
22	-	-	-	5,000	-	
23	-	-	-	52,300	-	
24	-	15,911	-	-	-	
25	-	33,832	-	-	-	
26	-	9,533	-	-	-	
27	-	11,347	-	-	-	
28	-	18,925	-	-	-	
29	-	-	45,000	-	-	
30	121,485	40,495	-	-	-	
31	-	-	-	18,480	-	
32	-	-	65,537	-	-	
33	-	-	55,196	-	-	
34	-	-	32,250	-	-	
35	-	-	35,495	-	-	
36	-	-	13,900	-	-	
37	-	-	8,885	-	-	
38	-	-	30,250	-	-	
39	-	17,150	-	-	-	
40	-	23,840	-	-	-	
41	141,200	35,300	-	-	-	
42	140,800	35,200	-	-	-	
43	157,400	39,350	-	-	-	
44	271,108	60,000	-	-	-	
45	275,200	60,000	-	-	-	
46	77,200	19,300	-	-	-	
47	106,860	26,715	-	-	-	
48	48,480	12,120	-	-	-	
49	102,675	34,225	-	-	-	
	-	-	-	-	210,000	
	2,171,029	864,512	286,513	107,180	210,000	TOTAL 3,639,234

Potential Parking

#	Structured	Surface	Street
A	-	30	-
B	-	50	-
C	-	30	-
D	-	40	-
E	-	45	-
F	-	35	-
G	-	25	-
H	500	-	-
I	730	-	-
J	785	-	-
K	500	-	-
L	425	-	-
M	500	-	-
N	500	-	-
O	425	-	-
P	2,080	-	-
Q	875	-	-
R	1,605	-	-
S	482	-	-
T	100	-	-
U	365	-	-
V	1,200	-	-
W	400	-	-
X	485	-	-
Y	425	-	-
Z	750	-	-
A1	430	41	-
B2	-	43	-
C3	-	90	-
P1	428	-	-
P17	900	-	-
P18	1,050	-	-
P20	600	-	-
P30	1,250	-	-
P44	371	-	-
P45	371	-	-
P46	503	-	-
P49	371	-	-
			172
	19,406	429	172
			TOTAL 20,007

URBAN DEVELOPMENT STATISTICS

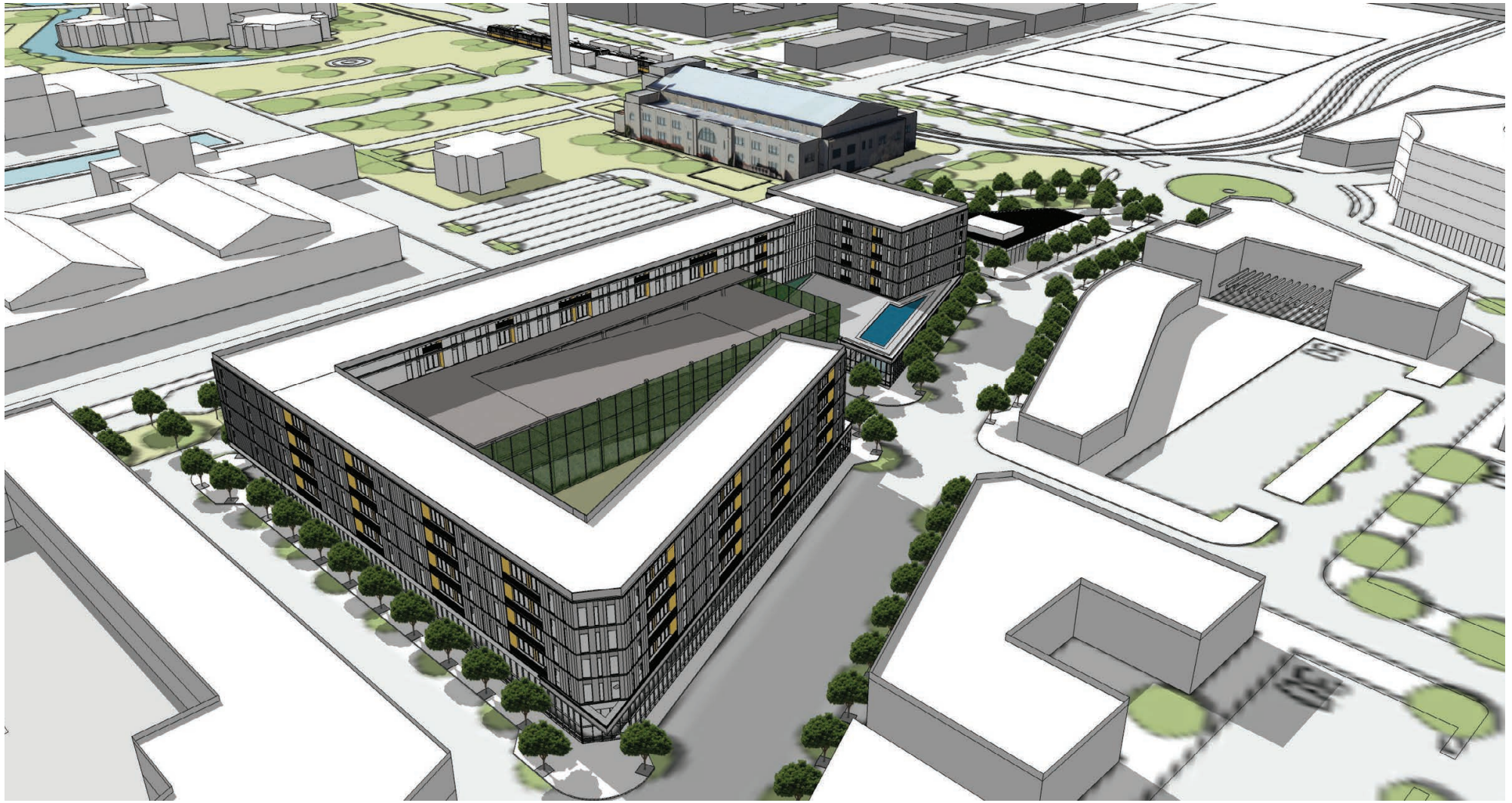


SCALE: 1"=250'

POTENTIAL MIXED URBAN DEVELOPMENT



MIXED URBAN DEVELOPMENT : BIRDS EYE VIEW



MIXED URBAN DEVELOPMENT : BIRDS EYE VIEW

Mixed Development Plan
Buildings

Multi Family Residential			
Building	SF/Floor	Lvls	Bldg SF
1	63,225	3	189,675
17	60,800	4	243,200
18	24,893	4	99,572
19	19,903	4	79,612
20	8,668	4	34,672
20	9,205	2	18,410
20	15,870	4	63,480

Single Family Units		
# of units	SF / unit	SF
84	2,500	210,000

Commercial			
Building	SF/floor	Lvls	Bldg SF
1	32,350	1	32,350
2	30,300	1	30,300
3	7,500	1	7,500
4	8,875	1	8,875
5	12,200	1	12,200
6	14,400	1	14,400
7	13,000	1	13,000
8	7,500	1	7,500
9	11,300	1	11,300
10	6,325	1	6,325
11	10,825	1	10,825
12	10,600	1	10,600
13	14,540	1	14,540
14	8,600	1	8,600
15	8,100	1	8,100
16	3,737	1	3,737
17	60,800	1	60,800
18	38,995	1	38,995
19	28,577	1	28,577
20	42,745	1	42,745

Parking

Structured			
Area/Floor	Lvls	Efficiency	TOTAL Spaces
32,875	4	350	376
55,837	4	350	638
65,664	4	350	750
37,500	4	350	429
55,183	4	350	631
49,483	3	350	424
	4	350	0

Surface		
spaces		
50	1	50
30	1	30
30	1	30
40	1	40
45	1	45
35	1	35
25	1	25
90	1	90
41	1	41
43	1	43
55	1	55

Street		
Linear ft.	ft. / space	#
66	22	3
66	22	3
66	22	3
176	22	8
88	22	4
176	22	8
132	22	6
220	22	10
132	22	6
132	22	6
220	22	10
264	22	12
110	22	5
198	22	9
132	22	6
198	22	9
132	22	6
198	22	9
132	22	6
132	22	6
66	22	3
66	22	3
110	22	5
198	22	9
132	22	6
132	22	6

Total Multi Family Square Footage
728,621

Total Commercial Square Footage
371,269

TOTAL SF
1,099,890

3,248

484

173

TOTAL
3,905

* Development Area replaces ~2,050 surface parking spaces currently controlled by the State Fair of Texas

* Development Area totals ~50 Acres. Right of way within Development Area is ~19.5 Acres

MIXED URBAN DEVELOPMENT STATISTICS