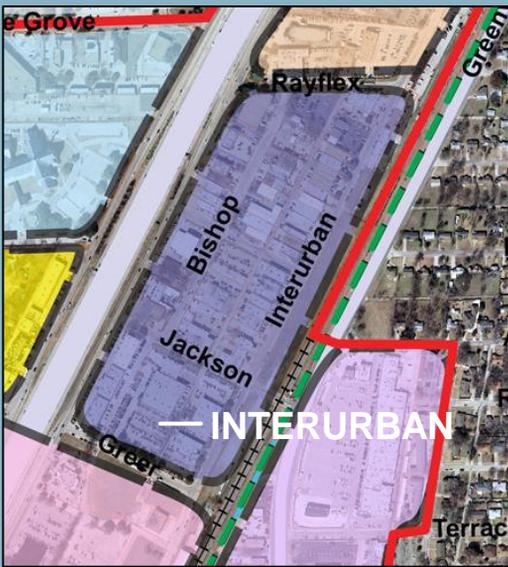


# Interurban: Today



Existing coffee roaster – east side of Interurban St.



Existing buildings – west side of Interurban St. north of Jackson St.



Existing buildings – west side of Interurban St., south of Davis St.



Existing appliance and lighting business – SE corner U.S. 75 and Rayflex Dr.

## Existing Uses & Conditions

- Area: 25 acres
- West of Interurban St.: retail/commercial and automotive
- East of Interurban St.: retail/commercial, vacant land and DART rail line

## Opportunity Sites

- Vacant property between DART rail line and Interurban St., north and south of Jackson St.
- “Row” buildings along west side of Interurban St., between Davis St. and Rayflex Dr.
- “Sawtooth” building and parking lot on south side of Rayflex Dr., between Bishop Ave. and Interurban St.
- Extend the sub-district northward to include properties between the DART rail line and Interurban St., north of Rayflex Dr. which are similar to existing properties elsewhere within the sub-district
- Connections to Central Trail

# Interurban: Future

## The Vision

- Creates an edgy, mixed-use district built upon the existing bones of the district
- Focuses on adaptive reuse of existing buildings and targeted infill development



Adaptive reuse of existing buildings (above and below)

## Implementation

- Rezone to broaden the range of uses and intensities allowed in the district, including residential
- Invest in trail and sidewalk connections to the Central Trail
- Work with property owners to develop a simple and effective system for locating, building and operating shared parking areas
- Communicate with property owners in the district to understand their interests and identify any barriers to revitalization that may need to be addressed

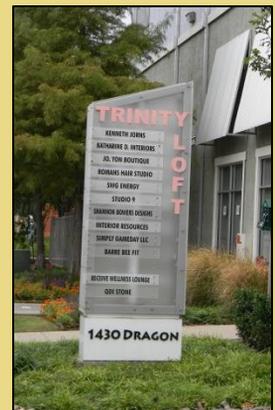


## Companion Dallas Sites

- Design District (Dragon St. and Slocum St.)



Infill live-work development



### Key Words

- Edgy
- Eclectic
- Repurposed

### Product Types

- Adaptive reuse of existing buildings (Industrial, Commercial, Retail/Restaurant, Residential/ Studio Space)
- Mixed Residential
- Live-Work

### Future Opportunities

- No catalyst sites identified