01

- View from the Martin Luther King Jr. Boulevard Bridge looking south.
- This is the beginning of the study area.

03

- The Park Manor (Dallas Housing Authority) facility- and adjacent Kimball Park.
- The only Mid- or High-Rise building adjacent to the study area.
- One of two large retirement housing facilities adjacent to the existing freeway.

04

- Existing US-175 overpass over Metropolitan Avenue.
- The existing highway creates a physical and visual barrier dividing surrounding neighborhoods.

07

- US-175 at Pine.
- Edge character defined by: surrounding development, vacant lots, and mature trees.
- Downtown is visible from many locations along the freeway corridor.

09

- New Hope Baptist Church is a landmark for South Dallas
- Many churches are located within the study area.

LAND USE LEGEND

- COMMERCIAL
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- PUBLIC/SCHOOL
- ENTERTAINMENT
- UNDEVELOPED
- OPEN SPACE
- PARKING

02

- Downtown is most visible from the northern end of the study area.
- Obscured by trees on the left side of the image is the Black Forrest Theater, a South Dallas entertainment landmark.

05

- Park Manor is clearly visible along much of the freeway corridor.
- Vacant and/or abandoned structures are commonplace in the area.

06

- The intersection of Metropolitan Avenue and US-175 is surrounded on the west side by multiple vacant parcels of land and one convenience store.
- Potential for commercial redevelopment.

08

- Many vacant residential lots border the existing freeway.
- Many of these lots contain mature shade trees.

10

- Development along the western side of the southerly end is characterized by night clubs and liquor stores.
- Surrounding area has wide spread litter and infrastructure maintenance issues.

December 13, 2007

HALFF

US 175 / S.M. WRIGHT FREEWAY — EXISTING CONDITIONS AND LAND USE PLAN

Texas Department of Transportation