

Applicable Urban Design Priorities Project Should Achieve

- [1] Proposed street alignments should provide greater connectivity to the overall context - The proposed extension of Bellevue should be located to introduce greater connectivity while reserving future development sites adjacent to either side of the extension.
- [2] Streetscape should be consistent with approved design of 1400 Bellevue- Streetscape for district wide improvements should be of the same high as the public realm improvements of 1400 Bellevue and should serve as a model for subsequent development.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Cedars]

Context Description

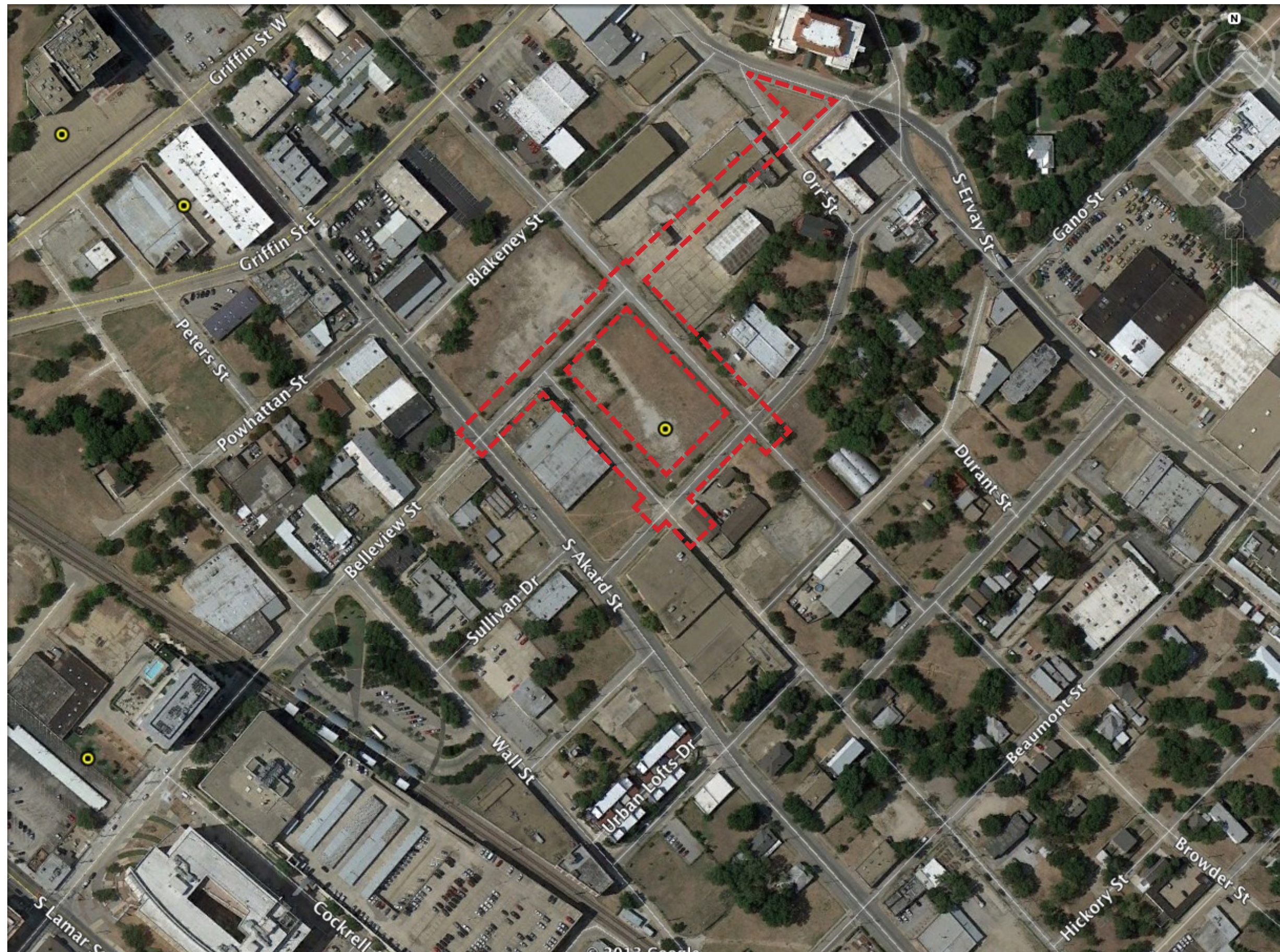
The site is located at south of I-30 in the Cedars neighborhood. The improvements being approved for this project are associated with streetscape elements attached to 1400 Bellevue, a mixed use development with 164 residential units, currently underway.

During the process of land acquisition and increased development scope, the previously approved public realm improvements associated with 1400 Bellevue are to be expanded as part of a separate district wide TIF funded improvement project. This project is focused on setting up future potential development and strengthening the connectivity and public realm connectivity of the project area.

Bellevue District Wide Improvements

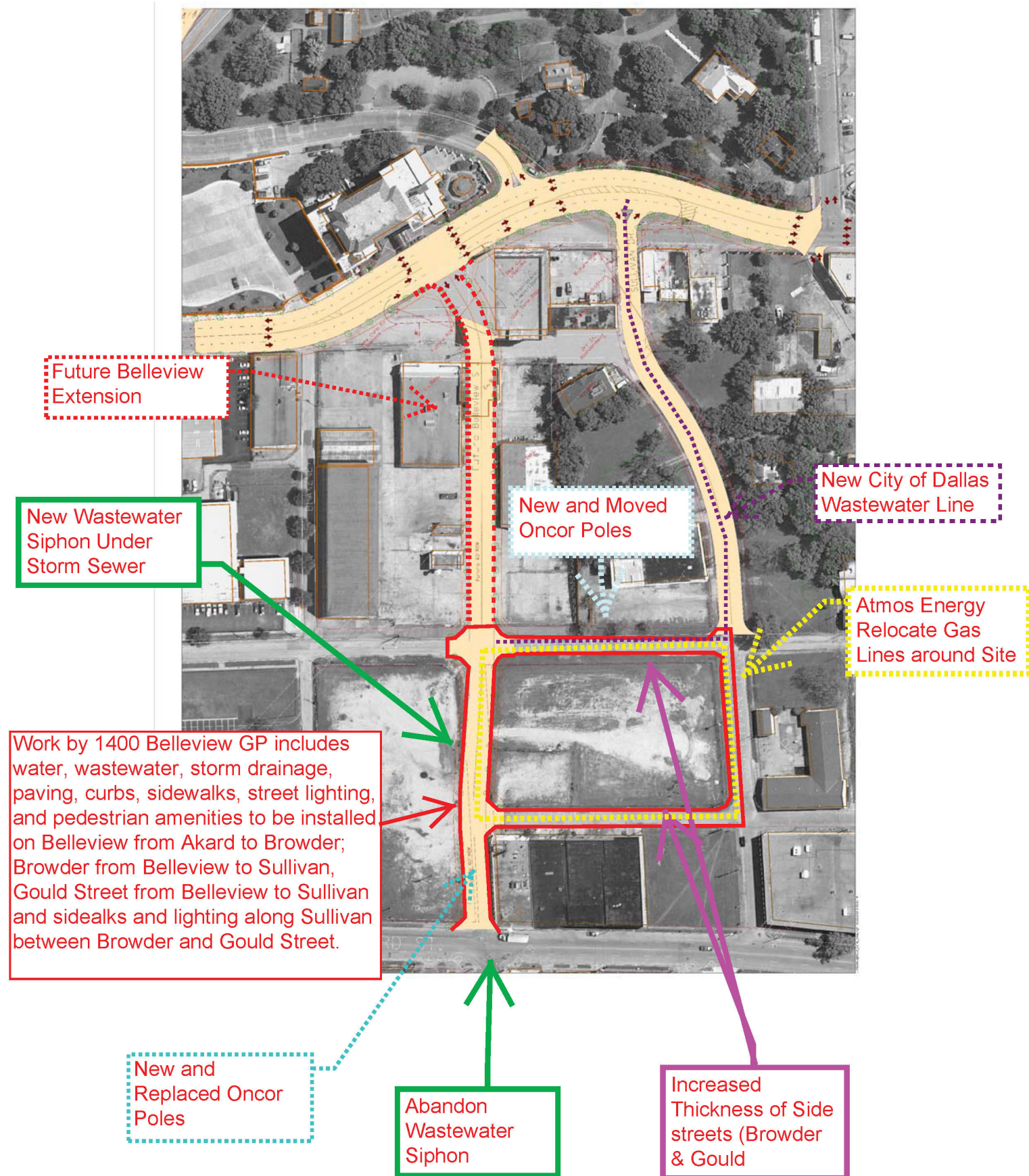
Neighborhood:
Cedars

Program:
Public Realm and
Streetscape Improvements

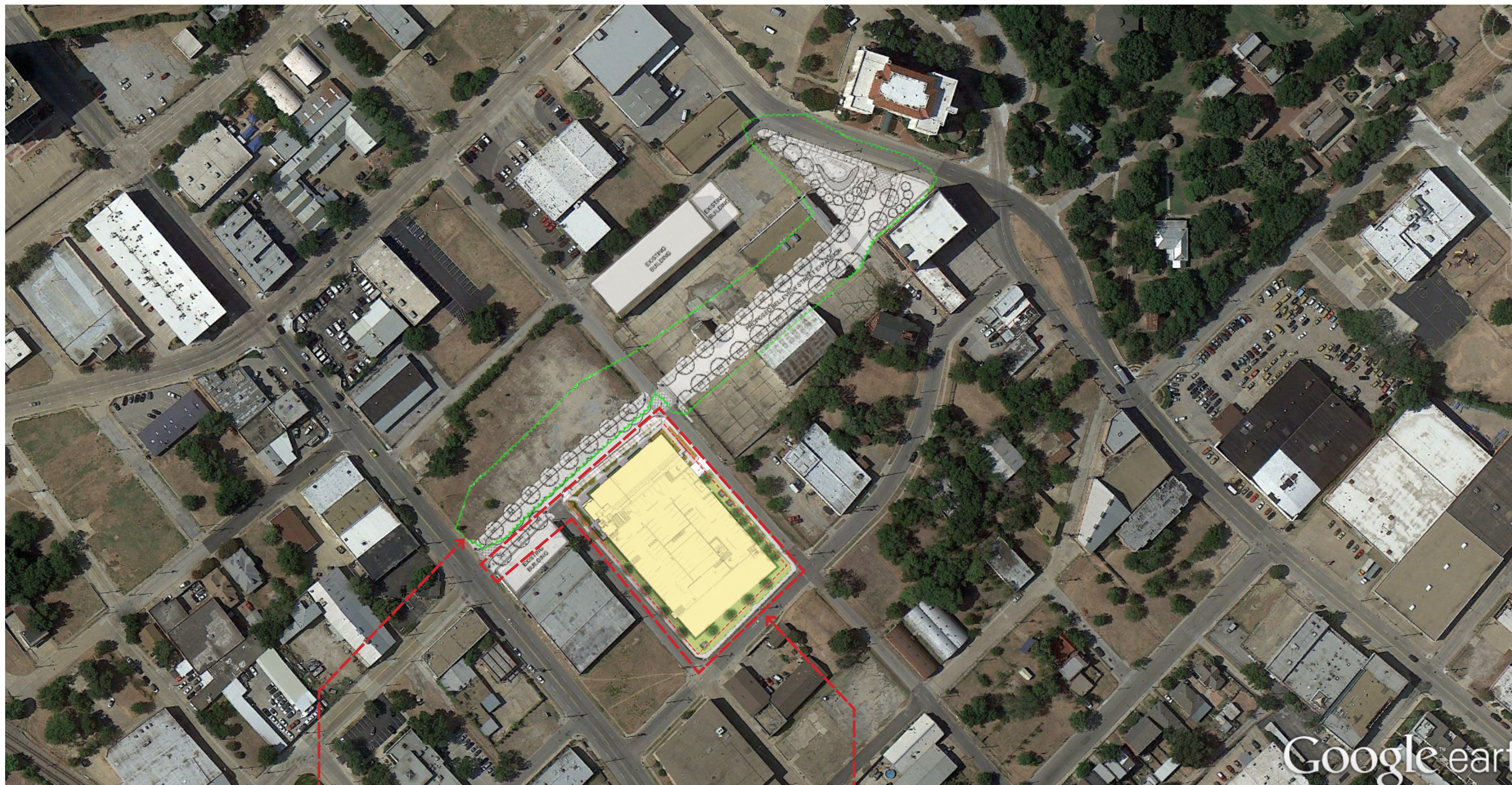


Public Improvement Scope

OVERVIEW OF IMPROVEMENTS



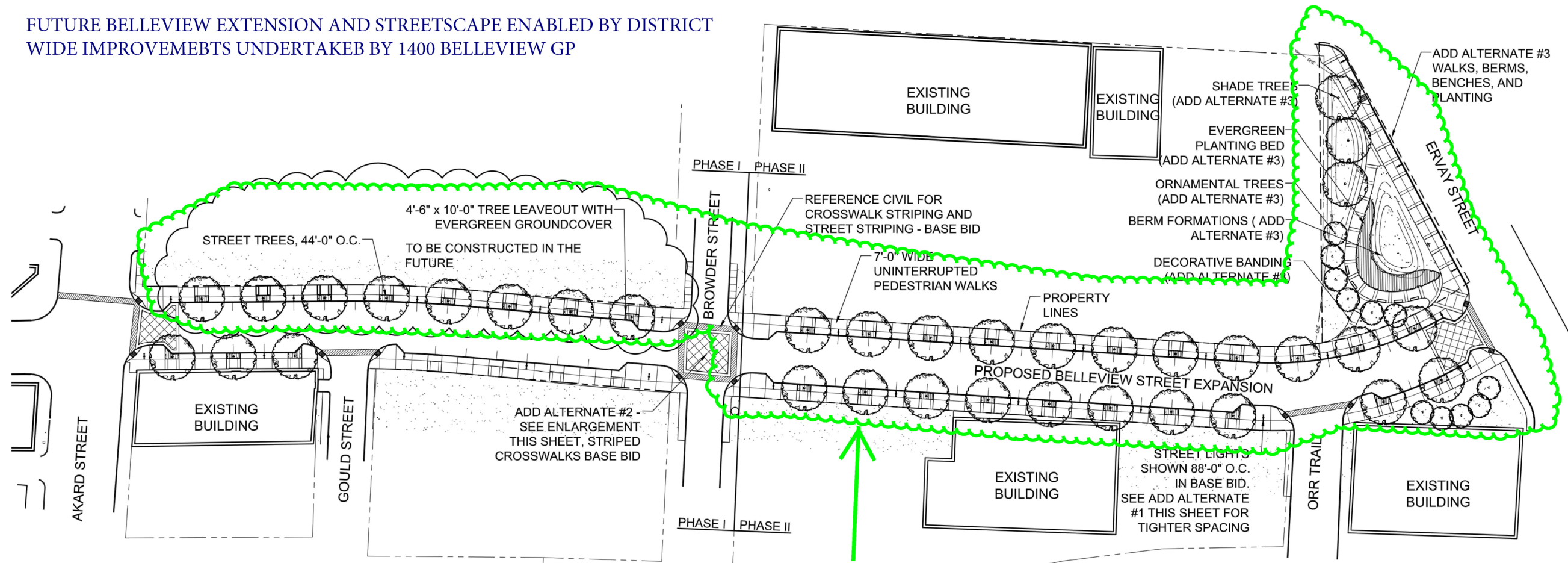
Proposed Bellevue Extension



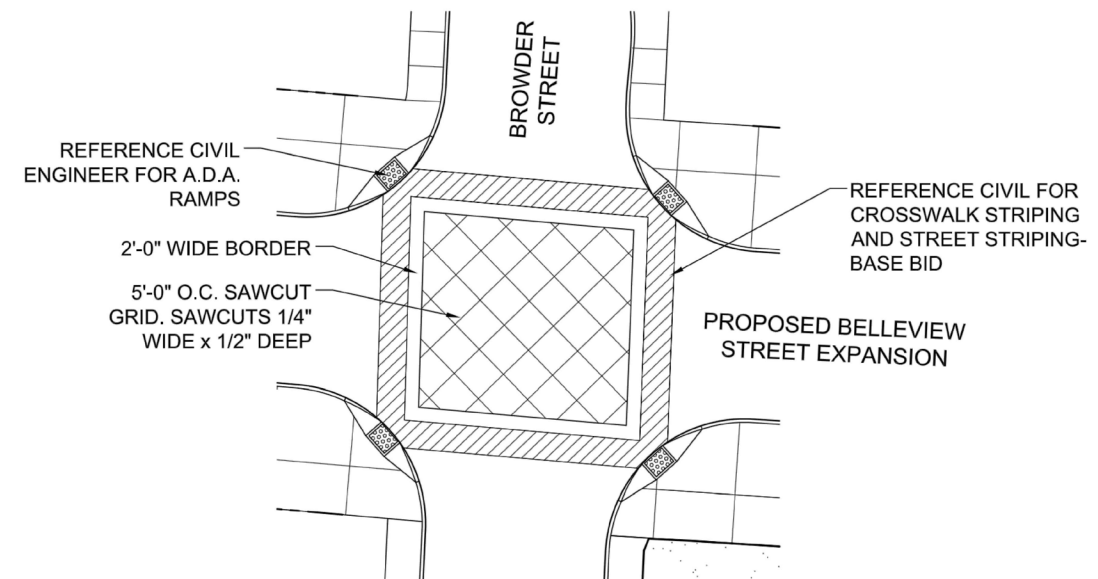
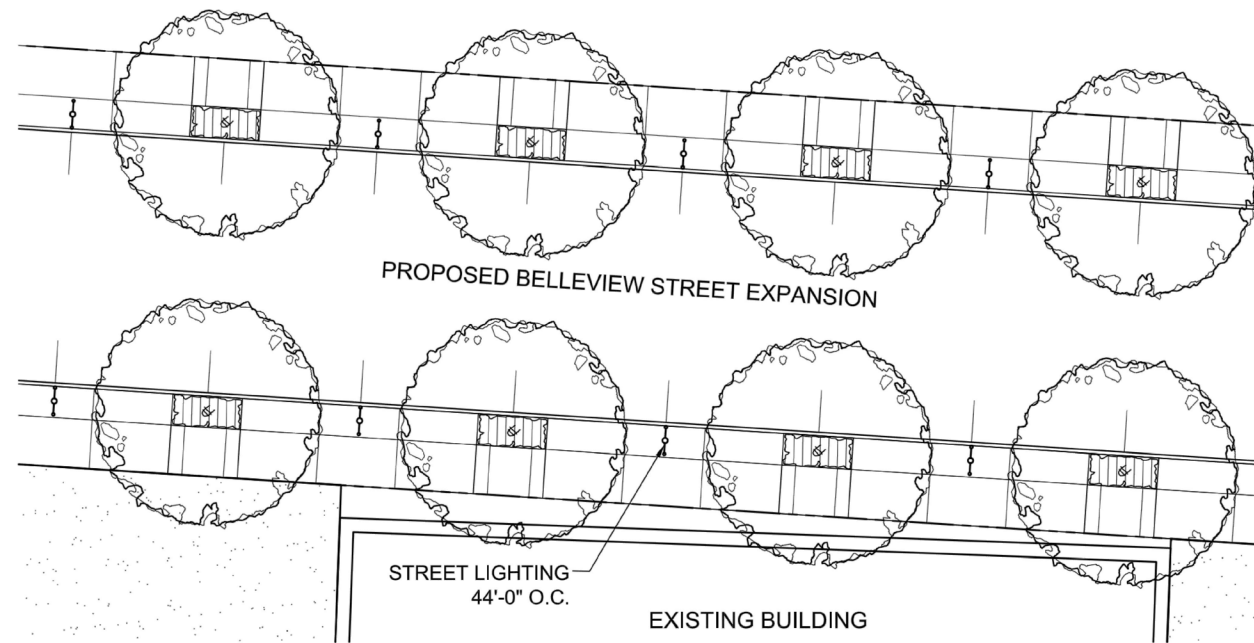
Project Scope

In Construction

FUTURE BELLEVUE EXTENSION AND STREETSCAPE ENABLED BY DISTRICT WIDE IMPROVEMENTS UNDERTAKEN BY 1400 BELLEVUE GP



NOT INCLUDED IN 1400 BELLEVUE GP WORK



① ADD ALTERNATE #1 DUAL HEADED LIGHTS AT 44'-0" O.C.
LOUIS POULSEN - DOUBLE NYHAVN LIGHT
SCALE: 1" = 10'-0"

② ADD ALTERNATE #2 PAVING ENRICHMENT AT INTERSECTIONS
SCALE: 1" = 10'-0"

Proposed Bellevue Extension Streetscape

311T-8264

17/59

CONSULTANT:
LINDA TYCHER & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
DALLAS, TEXAS 75243
(214)780-1250



PROJECT TITLE:

BELLEVUE STREET IMPROVEMENT
CITY OF DALLAS
Parks and Recreation Department

| No. | Date | Revision |
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| Job No. | Date: |
| T.G. | 3/19/13 |
| Checked By: | Scale: |
| L.T. | |
| Project Mgr: | |
| L.T. | |

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

Sheet No.
LS-1

INFRASTRUCTURE CONSTRUCTION



WASTEWATER SIPHON EXCAVATION



MULTIPLE SIPHON LINES



NEW STORM LINES ON GOULD STREET



EXCAVATION UNDER 18' HORSESHOE STORM



CONTINUED EXCAVATION



NEW STORM INLET AND WASTEWATER LATERAL