

Applicable Urban Design Priorities that Project Should Achieve

- [1] **Organizing internal buildings around natural amenities and trail opportunities around perimeter of site -**
The existing landscape and vegetation on the site provide a unique asset to the development and should be leveraged as a usable amenity for phase I and future phases.
- [2] **Consider visioning an overall master plan for entire site, therefore allowing phase one to set up critical components of the future scheme -**
Creating an overall master plan allows for critical components such as street networks and building relationships to respond to a future vision for the larger site.
- [3] **Consider laying out internal parking as a street network with opportunities for logical future extensions to the overall area plan -**
Phase one internal streets should be located so that they may be extended in the future to future phases.
- [4] **Organizing buildings around greenspace in the center of the scheme allows opportunities to save larger groupings of trees -**
Interior green space can serve as a more structured common area for residents and can be designed to leverage some of the natural assets of the site for the development.



Policy References

Forward Dallas!
Section 5 [urban design element]

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

Context Description

The project site is located at Camp Wisdom and Houston School Road, northwest of the University of North Texas Dallas Campus. The proposed development is planned as a first phase of a larger vision for the site as a whole. The first phase includes 250 residential units, and retail along Houston School Road frontage.

Key considerations for the development are introducing an urban edge along the project frontage, while making an effort to preserve much of the natural site attributes and engage the heavily treed site as an amenity for the development.

Savannah Estates Mixed Use Development

Neighborhood:
UNT Dallas

Program:
Retail/Residential



LIVE. WORK. STUDY.

**RETAIL AND MULTIFAMILY DEVELOPMENT
NEAR UNIVERSITY OF NORTH TEXAS, DALLAS CAMPUS
AUGUST 22, 2014**

muñoz | the
NRP
group LLC





SAVANNAH ESTATES RETAIL/MULTI-FAMILY DEVELOPMENT

CONCEPT SITE PLAN SUMMARY
 POOL WITH SHADE TRELLIS
 BBQ PITS
 PICNIC AREAS
 SCENIC VIEWS
 NATURE AREAS

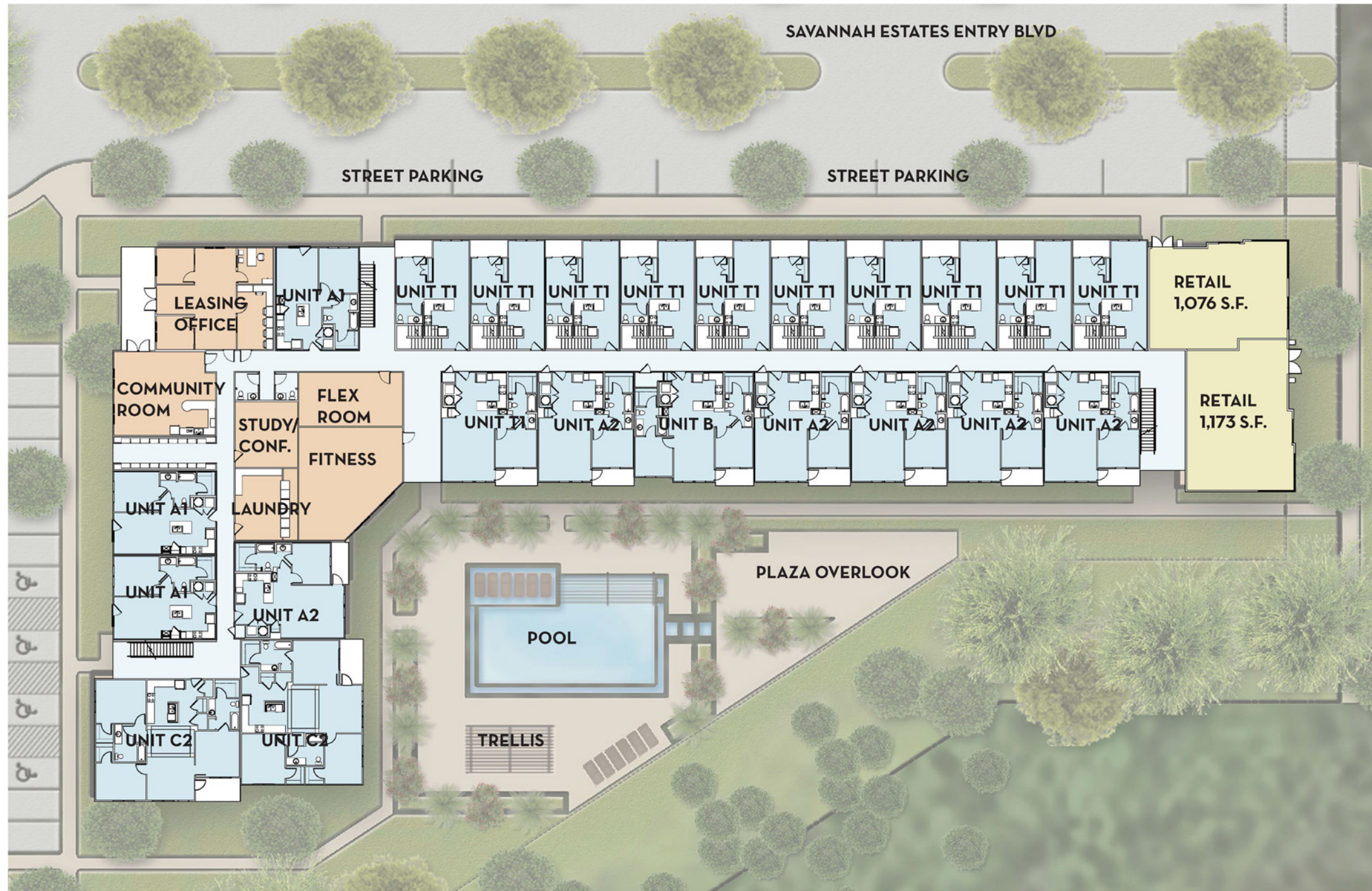
Project Summary-Unit Mix			
SAVANNAH ESTATES- UNT Dallas, TX			
Unit Type	Description	Quantity	NSF
Unit E1	Efficiency	10	551
Total Unit E		10	5,510
Unit A1	One Bed One Bath	17	681
Unit A2	One Bed One Bath	78	779
Total Unit A		95	72,339
Unit B1	Two Bed Two Bath	1	933
Unit B2	Two Bed Two Bath	77	961
Unit B3	Two Bed Two Bath	27	971
Total Unit B		105	101,147
Unit C1	Three Bed Two Bath	24	1,246
Unit C2	Three Bed Two Bath	6	1,350
Total Unit C		30	38,004
Unit LW	Two Bed Two Bath	10	1,155
Total Unit LW		10	11,550
Total Units		250	228,550
Leasing Office			1,936
Community Center			1,979
Retail 1			2,249
Retail 2			9,146
Maintenance Building			532
NSF Project Total			242,413

SITE INFORMATION		PARKING INFORMATION	
TOTAL ACREAGE - 15 +/- Acres		250 UNITS	
EXISTING USE	NOT APPLICABLE	EXISTING USE	NOT APPLICABLE
PROPOSED USE	RETAIL/LIVEWORK/ MULTI-FAMILY	PROPOSED USE	MULTI-FAMILY/RETAIL
EXISTING SITE SQUARE FOOTAGE	658,845 SF	RETAIL PARKING REQUIRED (1 PER 200 SF GSF)	56
EXISTING SITE COVERAGE		RETAIL PARKING/COMM. CTR. PROVIDED	62(6 ADA SPACES)
PROPOSED GROSS FLOOR AREA	78,407 SF	MULTIFAMILY PARKING REQUIRED	NA/PLANNED DEVELOPMENT SITE PLAN
PROPOSED PARKING AND DRIVE AREA	327,535 SF	MULTIFAMILY SURFACE PARKING PROVIDED	460 (20 ADA SPACES)
PROPOSED OTHER IMPERVIOUS COVERAGE	41,591 SF	PARKING RATIO	1.84 SPACES PER UNIT
TOTAL PROPOSED SITE COVERAGE	447,533 SF	TOTAL PROPOSED PARKING SPACES	522 SPACES (26 ADA SPACES)

SAVANNAH ESTATES CONCEPTUAL SITE PLAN

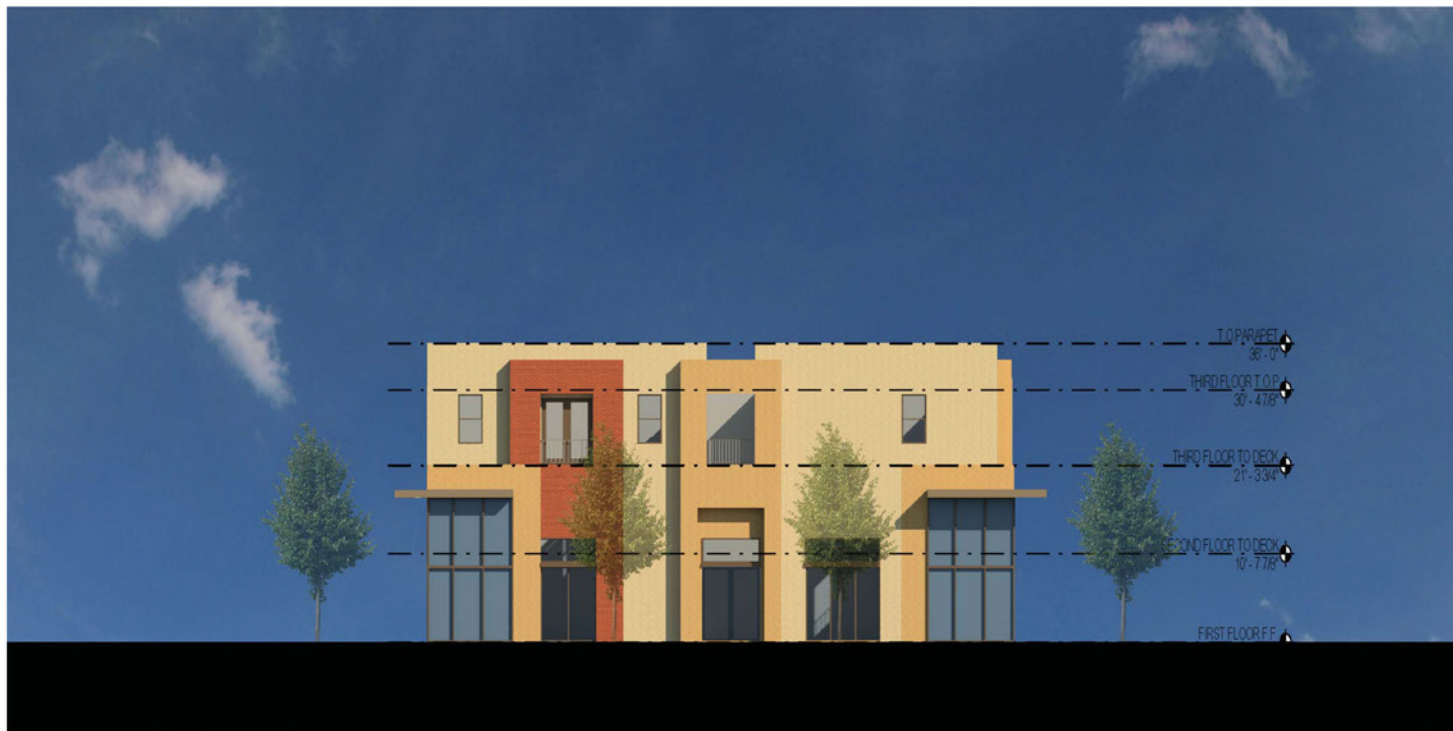


Building/Unit Mix												
Singleton at the Park												
Building Type	Unit E1	Unit A1	Unit A2	Unit B1	Unit B2	Unit B3	Unit C1	Unit C2	Unit LW	Unit/Bldg	# of Bldgs	TOTALS
A	10	6	24	1	3	4	0	6	10	64	1	64
B	0	6	3	0	6	18	0	0	0	33	1	33
C	0	2	0	0	2	5	0	0	0	9	1	9
D	0	0	12	0	12	0	0	0	0	24	2	48
E	0	0	6	0	18	0	0	0	0	24	2	48
F	0	0	9	0	3	0	12	0	0	24	2	48
										9	9	250



GROUND FLOOR
 BUILDING TYPE A - RETAIL/LIVWORK/MULTI-FAMILY BUILDING
 1/16"=1'-0"

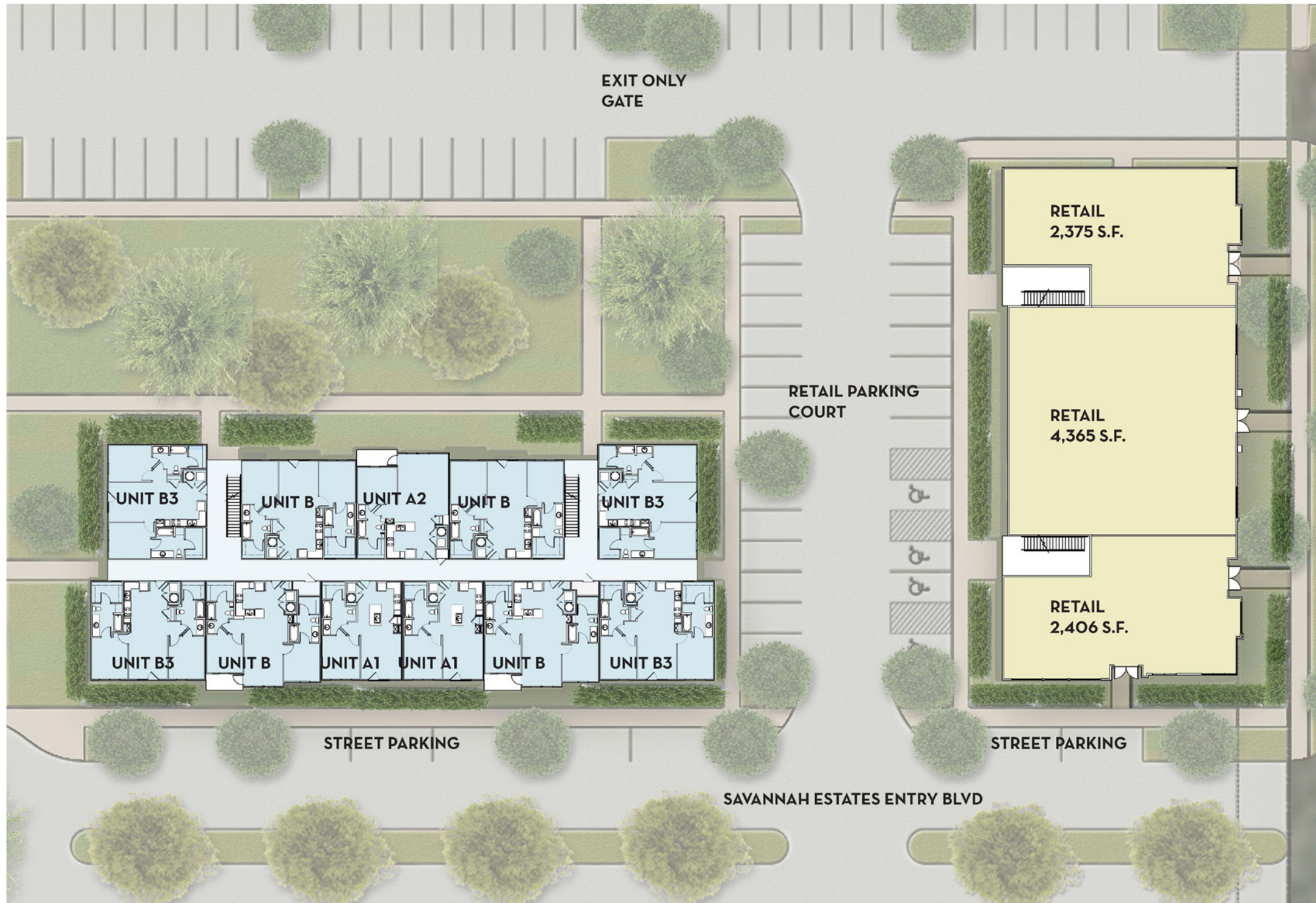




SAVANNAH ESTATES ENTRY BLVD BUILDING TYPE A - RETIAL/LIVEWORK/MULTI-FAMILY BUILDING



SAVANNAH ESTATES ENTRY BLVD BUILDING TYPE A - RETIAL/LIVEWORK/MULTI-FAMILY BUILDING



**GROUND FLOOR
BUILDING TYPE B - MULTI-FAMILY BUILDING**

1/16"=1'-0"



**GROUND FLOOR
BUILDING TYPE C - RETAIL/MULTIFAMILY BUILDING**

SAVANNAH ESTATES ENTRY BLVD BUILDING TYPE B - MULTI-FAMILY BUILDING

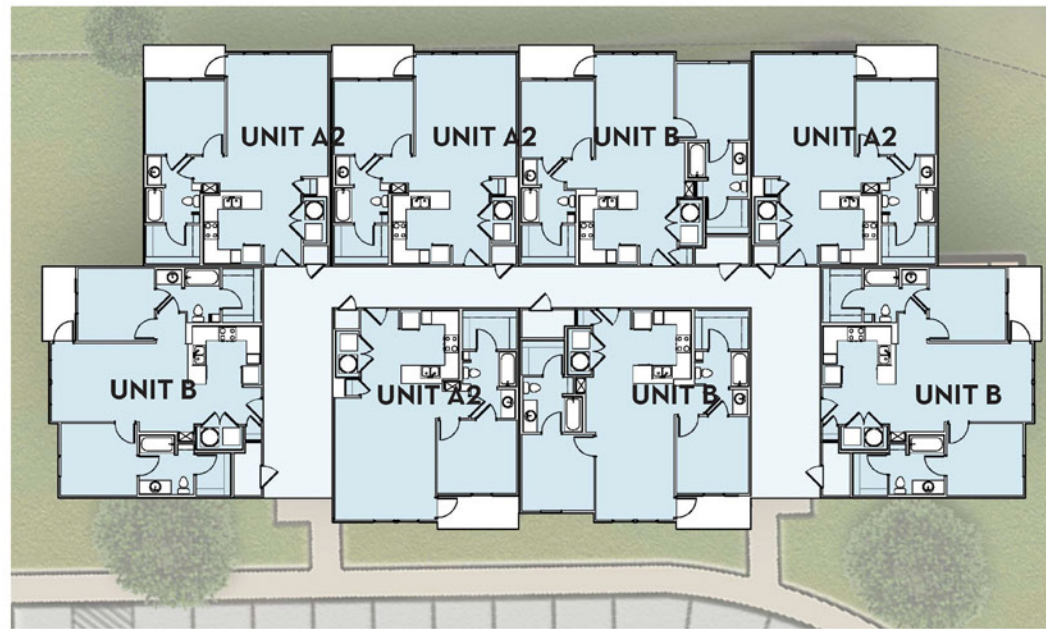


SAVANNAH ESTATES ENTRY BLVD BUILDING TYPE C - RETAIL/MULTI-FAMILY BUILDING



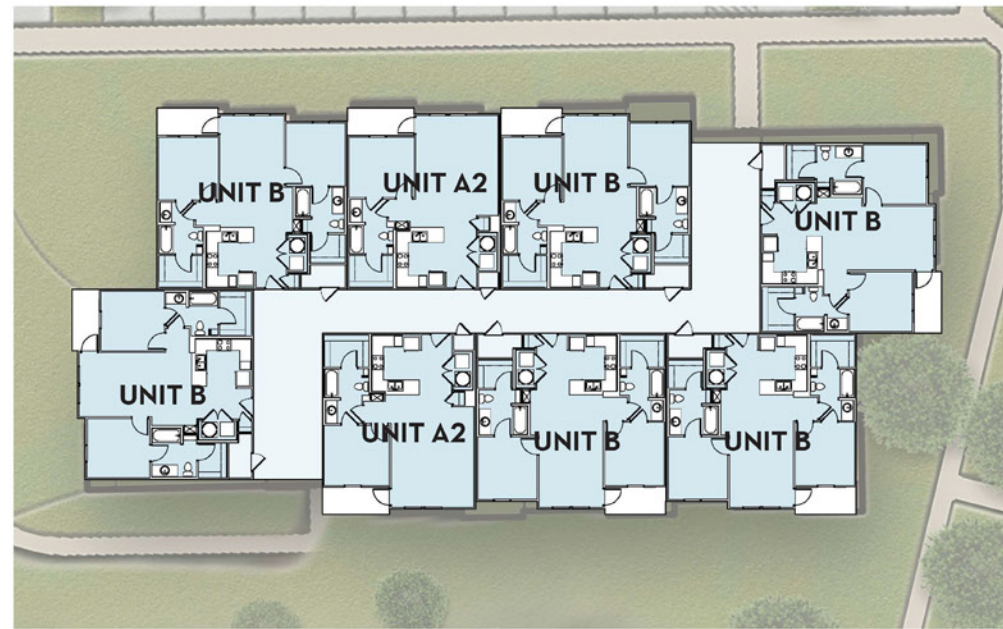
UNIVERSITY HILLS BLVD BUILDING TYPE C - RETAIL/MULTI-FAMILY BUILDING

TYPICAL BUILDING TYPE E - MULTI-FAMILY BUILDING



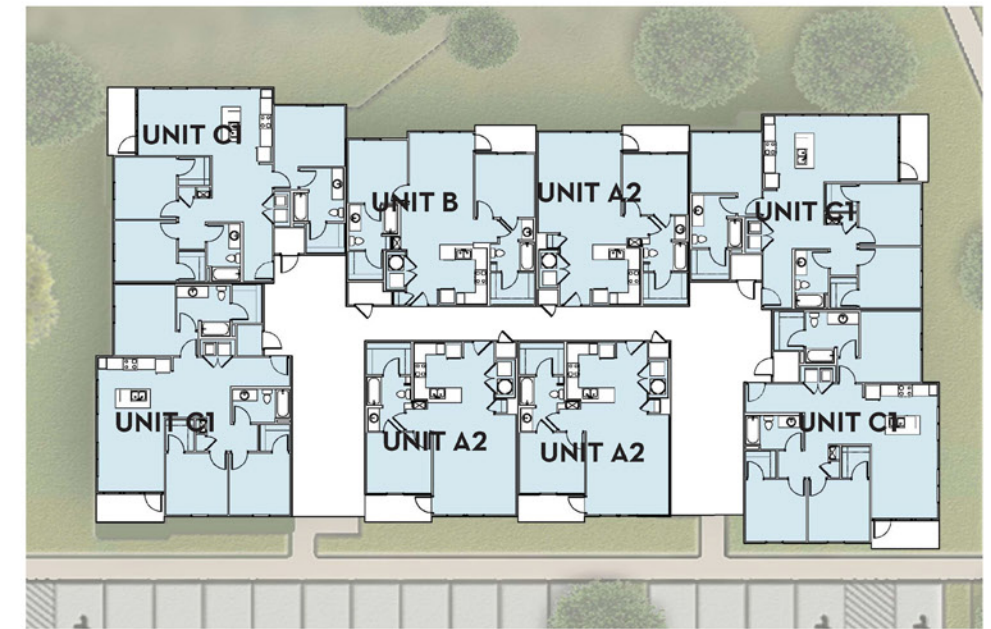
GROUND FLOOR
BUILDING TYPE D MULTI-FAMILY BUILDING

1/16"=1'-0"



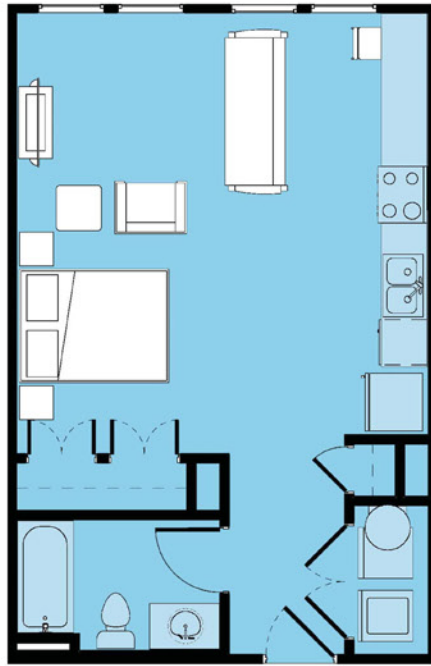
GROUND FLOOR
BUILDING TYPE E MULTI-FAMILY BUILDING

1/16"=1'-0"

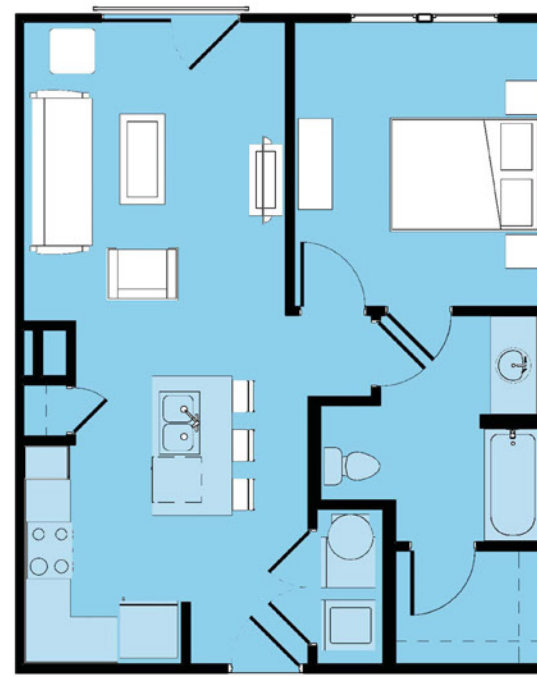


GROUND FLOOR
BUILDING TYPE F MULTI-FAMILY BUILDING

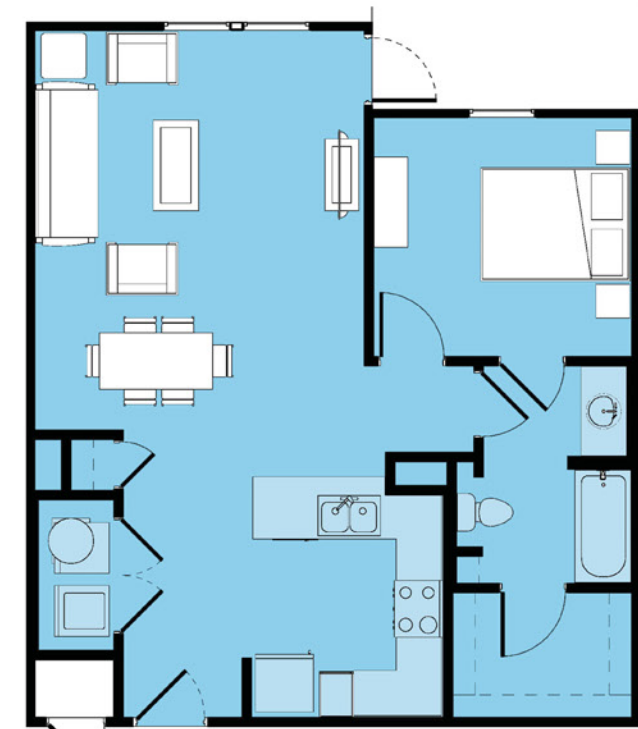
1/16"=1'-0"



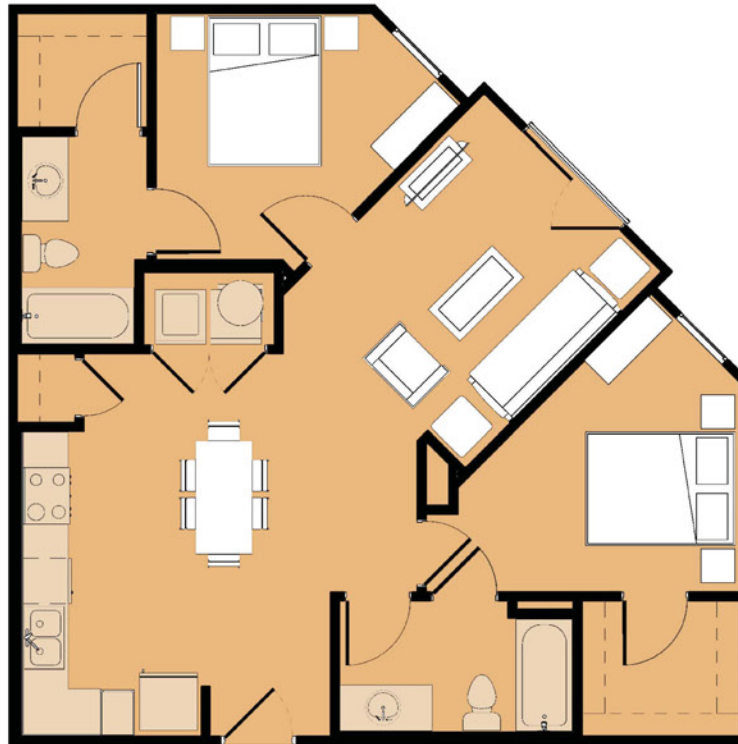
UNIT E - EFFICIENCY/ONE BATH
1/8"=1'-0" 551 S.F. +/-



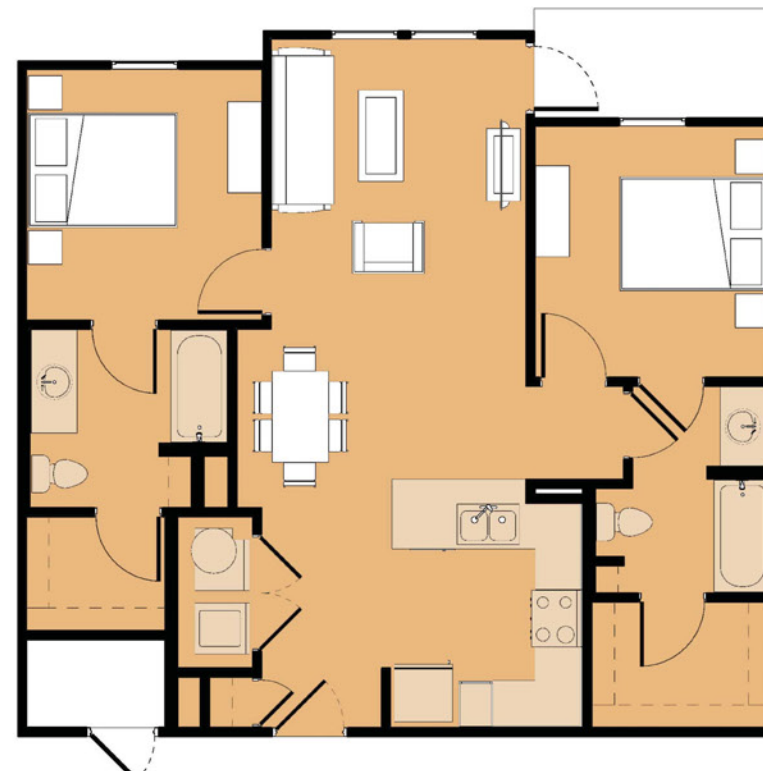
UNIT A1 - ONE BED/ONE BATH
1/8"=1'-0" 681 S.F. +/-



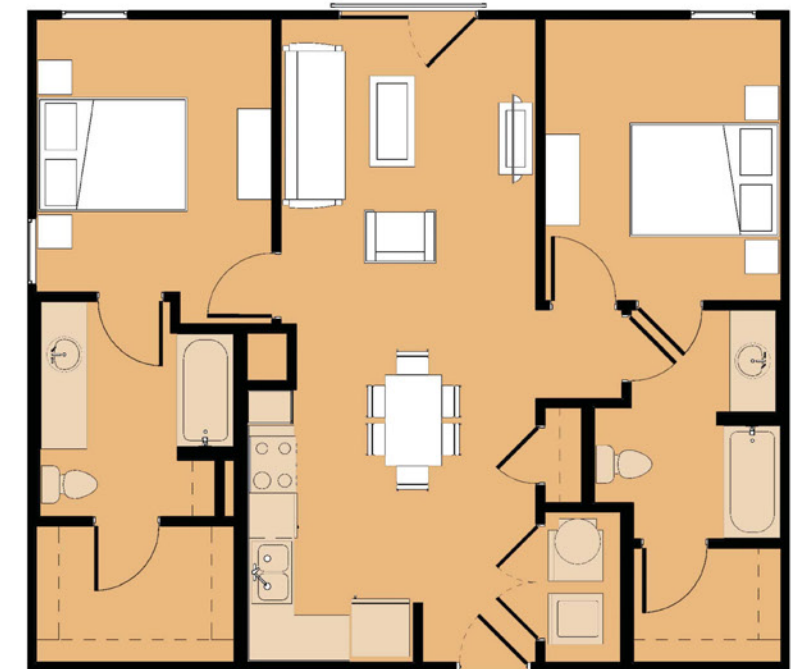
UNIT A2 - ONE BED/ONE BATH
1/8"=1'-0" 779 S.F. +/-



UNIT B1 - TWO BED/TWO BATH
1/8"=1'-0" 933 S.F. +/-



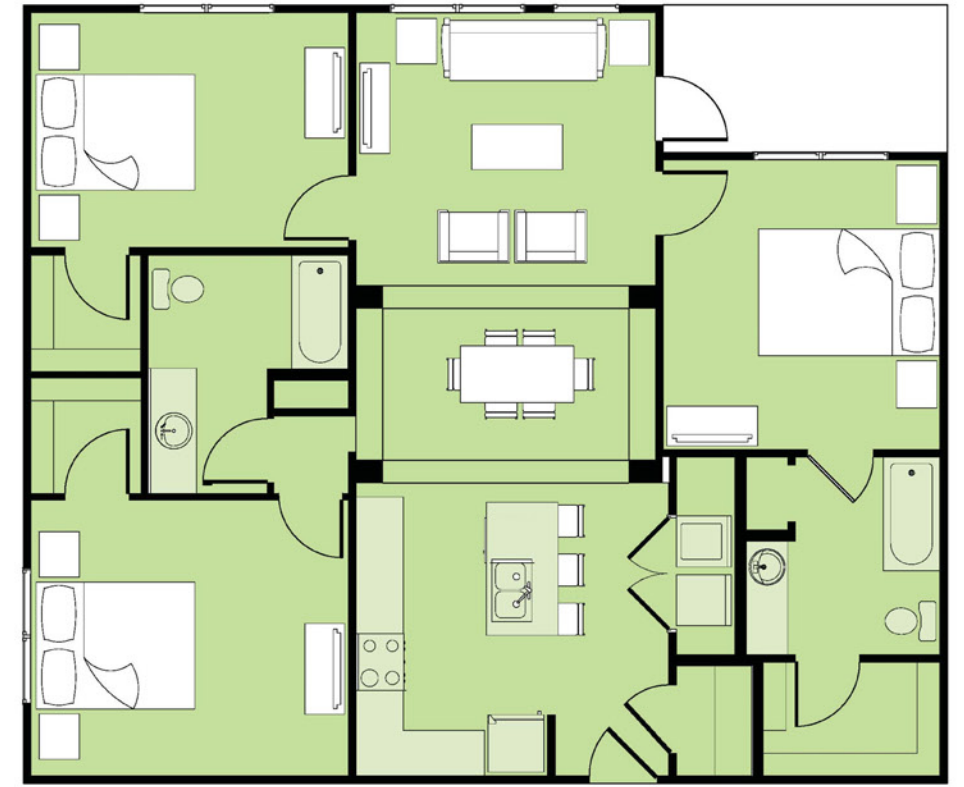
UNIT B - TWO BED/TWO BATH
1/8"=1'-0" 961 S.F. +/-



UNIT B3 - TWO BED/TWO BATH
1/8"=1'-0" 971 S.F. +/-



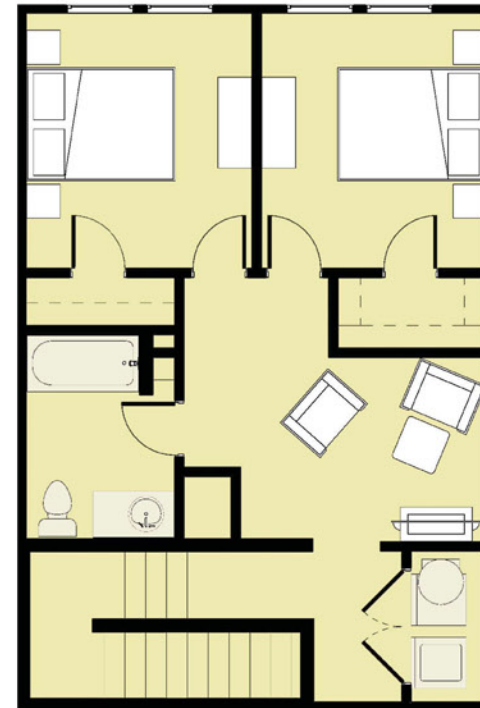
UNIT C1 - THREE BED/TWO BATH
 1/8"=1'-0" 1,246 S.F. +/-



UNIT C2 - THREE BED/TWO BATH
 1/8"=1'-0" 1,350 S.F. +/-



UNIT T1 - LIVEWORK
TWO BED/1-1/2 BATH
 1/8"=1'-0" 1,155 S.F. +/-







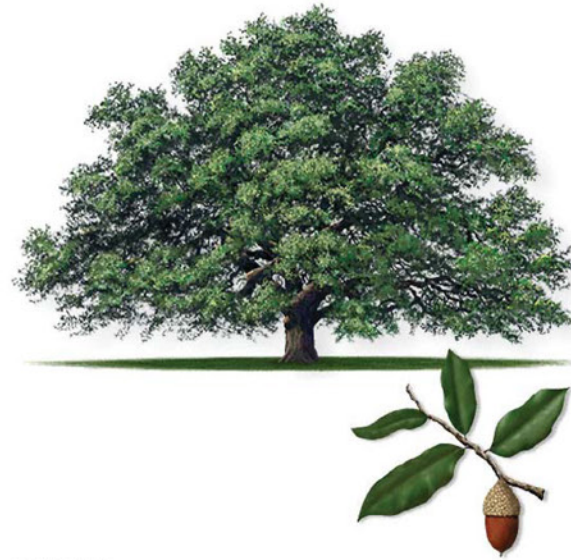
CANOPY SHADE TREES



BALD CYPRESS



LACEBARK ELM



LIVE OAK



RED MAPLE



OAK CHINKAPIN

ORNAMENTAL TREES



MEXICAN BUCKEYE



EVE'S NECKLACE



MEXICAN REDBUD

UNDERSTORY PLANTING



DWARF BURFORD HOLLY



BIG MUHLY

EXTERIOR FINISHES



SIDING, MESA TAN



SIDING, TOASTED PINE NUT



SIDING, EARTEN JUG



DARK BRONZE



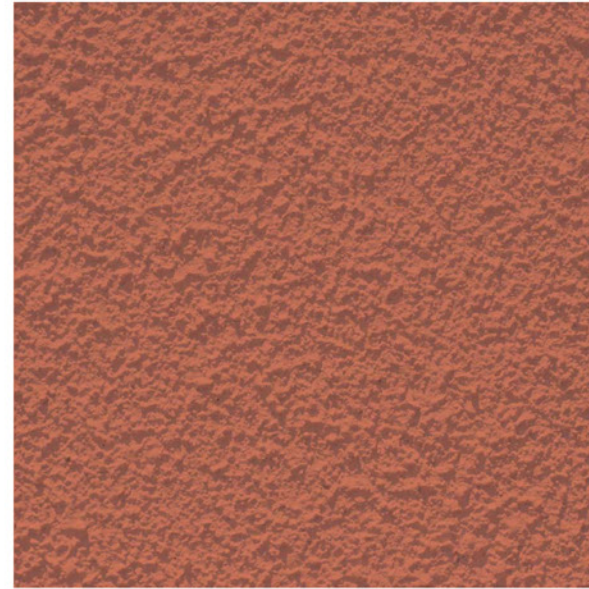
WEATHERED WOOD ROOF SHINGLES



STUCCO SAND FINISH, MESA TAN



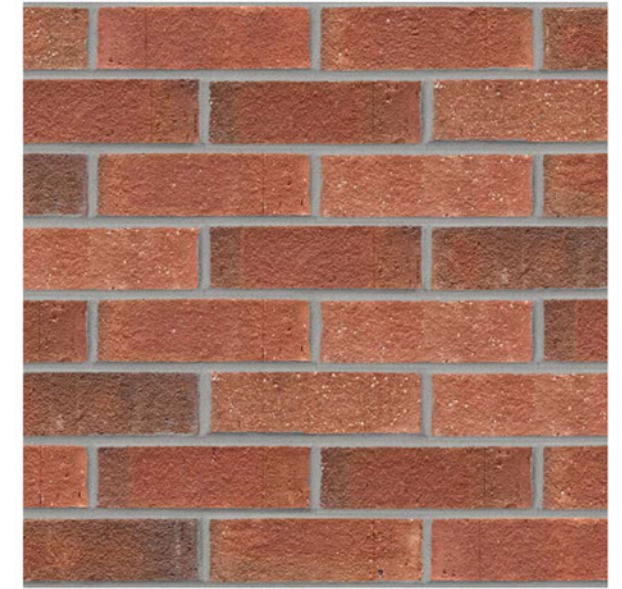
STUCCO SAND FINISH, TOASTED PINE NUT



STUCCO SAND FINISH, EARTHEN JUG



PAINT SW ZEUS



BRICK, SHAKESPEARE