

Applicable Urban Design Priorities Project Should Achieve

- [1] Grocer surface parking should incorporate a strong pedestrian link to the residential component of the development - A pedestrian link should be made to connect the residential component to the front door of the grocer. This axis should be integrated into the interior pedestrian circulation network.
- [2] Ft Worth Avenue sidewalk and parallel parking should be contiguous and uninterrupted by proposed bike lane - Bike lane should either be included beyond proposed parallel parking or incorporated into pedestrian public realm without vertical separation of the sidewalk. Solution should be coordinated with City of Dallas Transportation and the Dallas Bike Plan.
- [3] Proposed drive-through at northeast corner should be located behind the building it serves, orienting the entrance and patio to Ft Worth Avenue - the incorporation of a drive through should be done in a way that it does not compromise the public realm relationship of the building. Building should be reoriented so the patio and entrance is on Ft Worth Ave. while drive and vehicular stacking occurs behind the building adjacent to the parking area.
- [4] Residential building facades should be designed and articulated to frame and enhance the axial relationship of the central drive and create visual interest at termination of axis - special consideration should be made toward framing the central drive with architectural elements and articulation that celebrates the central drive axis.
- [5] Ground floor entries to individual units should be incorporated wherever possible for residential buildings - Wherever reasonable, ground floor units should be oriented externally with direct access from each unit to the sidewalk.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [ft. worth avenue]

P.D. 714 Subdistrict 4A, 4B

Updated Considerations

The site is located at Ft. Worth Avenue and Colorado, west of Hampton. Adjacent development consists of primarily single family neighborhoods to the north and east, and a pattern of multifamily apartments along the southern edge. Stephens Park Golf Course bounds the eastern edge of the property.

This development is proposing approximately 70,000 square feet for a retail grocer, the addition of 30,000 square feet of retail/restaraunt lining Ft. Worth Avenue , and 400 multifamily units. Key considerations in discussions with the applicants have been to encourage pedestrian oriented built form along Ft. Worth Avenue and encouraging a pattern of walkability and pedestrian oriented development in the district.

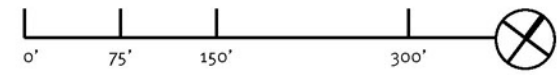
The Avenue

District:
Ft. Worth Avenue TIF

Program:
Retail / Residential



- 1 Tuck Under Parking
- 2 Residential Parking Court
- 3 Overhead Festoon Lighting Over Parking Courts
- 4 Enhanced Urban Streetscape With Stoops And Carriageway Entrys
- 5 Main Residential Entry
- 6 Basement Level Tuck-Under Parking
- 7 Pool Cabana
- 8 Existing Large Trees
- 9 Residential Pocket Park
- 10 Old Street R.O.W. (Utilities Below Grade)
- 11 Basement/Terrace Level Units

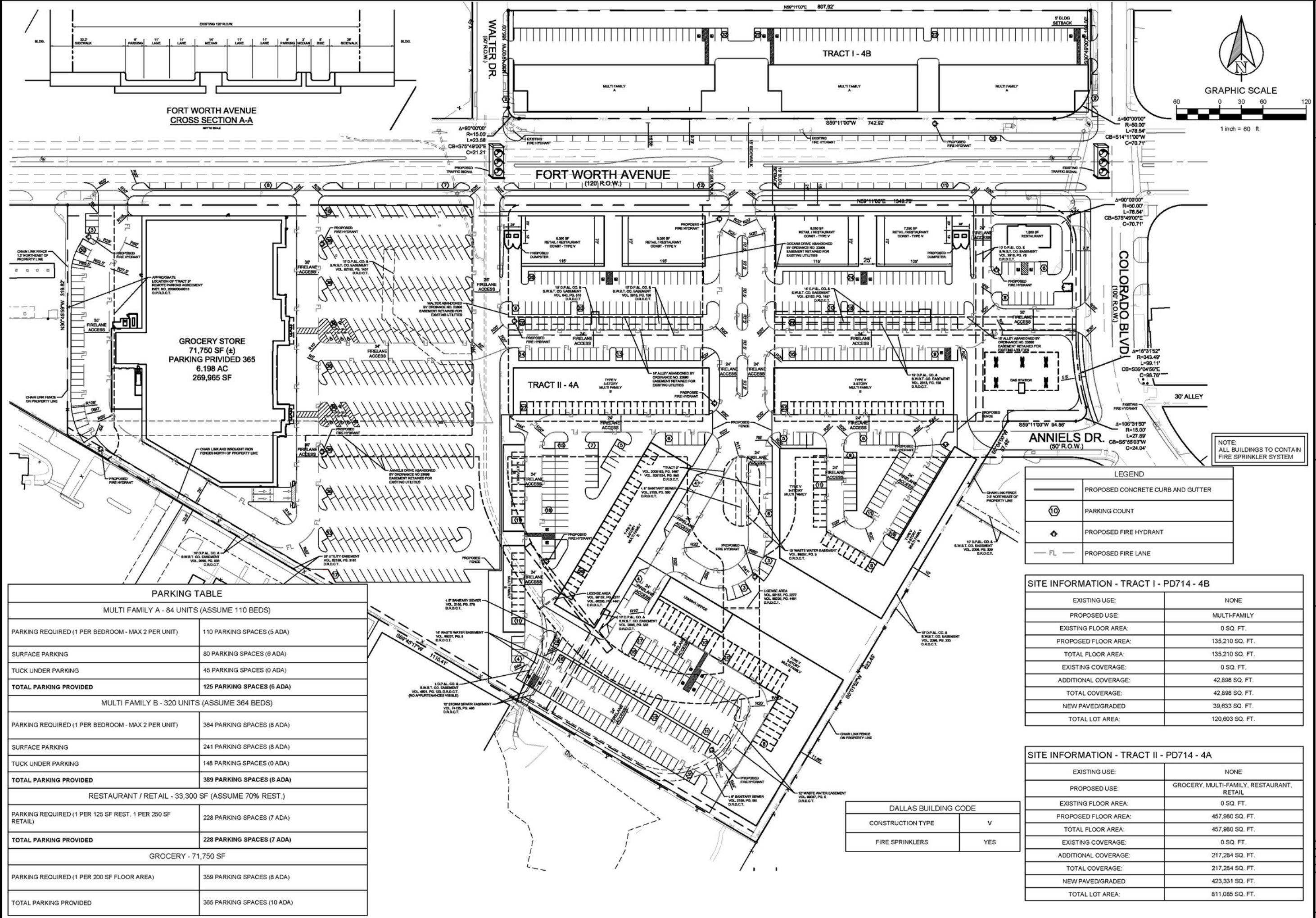
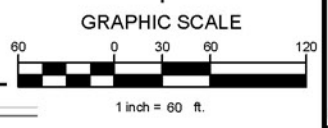


The Avenue
Dallas, Texas



Site Plan
Scale 1" = 150' - 0"

09.12.2013	2013015.00 zz
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FORT WORTH AVENUE
 CROSS SECTION A-A

GROCERY STORE
 71,750 SF (±)
 PARKING PROVIDED 365
 6.198 AC
 269,965 SF

FORT WORTH AVENUE
 (120' R.O.W.)

ANNIES DR.
 (50' R.O.W.)

COLORADO BLVD
 (100' R.O.W.)

WALTER DR.
 (50' R.O.W.)

TRACT I - 4B

TRACT II - 4A

NOTE:
 ALL BUILDINGS TO CONTAIN
 FIRE SPRINKLER SYSTEM

LEGEND

	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE LANE

SITE INFORMATION - TRACT I - PD714 - 4B

EXISTING USE:	NONE
PROPOSED USE:	MULTI-FAMILY
EXISTING FLOOR AREA:	0 SQ. FT.
PROPOSED FLOOR AREA:	135,210 SQ. FT.
TOTAL FLOOR AREA:	135,210 SQ. FT.
EXISTING COVERAGE:	0 SQ. FT.
ADDITIONAL COVERAGE:	42,898 SQ. FT.
TOTAL COVERAGE:	42,898 SQ. FT.
NEW PAVED/GRADED:	39,633 SQ. FT.
TOTAL LOT AREA:	120,603 SQ. FT.

SITE INFORMATION - TRACT II - PD714 - 4A

EXISTING USE:	NONE
PROPOSED USE:	GROCERY, MULTI-FAMILY, RESTAURANT, RETAIL
EXISTING FLOOR AREA:	0 SQ. FT.
PROPOSED FLOOR AREA:	457,980 SQ. FT.
TOTAL FLOOR AREA:	457,980 SQ. FT.
EXISTING COVERAGE:	0 SQ. FT.
ADDITIONAL COVERAGE:	217,284 SQ. FT.
TOTAL COVERAGE:	217,284 SQ. FT.
NEW PAVED/GRADED:	423,331 SQ. FT.
TOTAL LOT AREA:	811,085 SQ. FT.

DALLAS BUILDING CODE

CONSTRUCTION TYPE	V
FIRE SPRINKLERS	YES

PARKING TABLE

MULTI FAMILY A - 84 UNITS (ASSUME 110 BEDS)	
PARKING REQUIRED (1 PER BEDROOM - MAX 2 PER UNIT)	110 PARKING SPACES (5 ADA)
SURFACE PARKING	80 PARKING SPACES (8 ADA)
TUCK UNDER PARKING	45 PARKING SPACES (0 ADA)
TOTAL PARKING PROVIDED	125 PARKING SPACES (6 ADA)
MULTI FAMILY B - 320 UNITS (ASSUME 364 BEDS)	
PARKING REQUIRED (1 PER BEDROOM - MAX 2 PER UNIT)	364 PARKING SPACES (8 ADA)
SURFACE PARKING	241 PARKING SPACES (8 ADA)
TUCK UNDER PARKING	148 PARKING SPACES (0 ADA)
TOTAL PARKING PROVIDED	389 PARKING SPACES (8 ADA)
RESTAURANT / RETAIL - 33,300 SF (ASSUME 70% REST.)	
PARKING REQUIRED (1 PER 125 SF REST. 1 PER 250 SF RETAIL)	228 PARKING SPACES (7 ADA)
TOTAL PARKING PROVIDED	228 PARKING SPACES (7 ADA)
GROCERY - 71,750 SF	
PARKING REQUIRED (1 PER 200 SF FLOOR AREA)	359 PARKING SPACES (8 ADA)
TOTAL PARKING PROVIDED	365 PARKING SPACES (10 ADA)

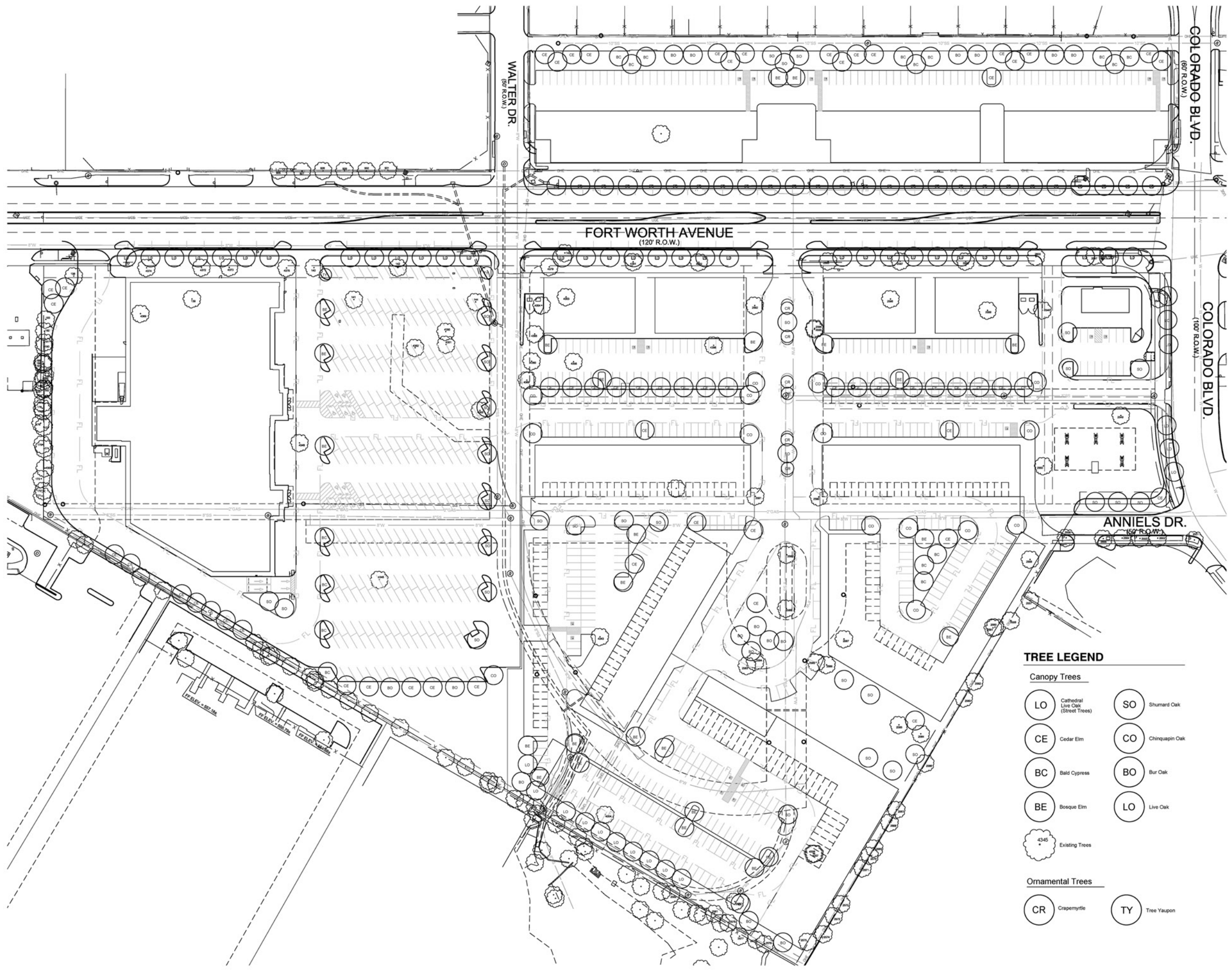
THE AVENUE
 DALLAS, TEXAS

ZONING SITE PLAN

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	MAM
DATE:	8/27/13
SHEET	
C-1	

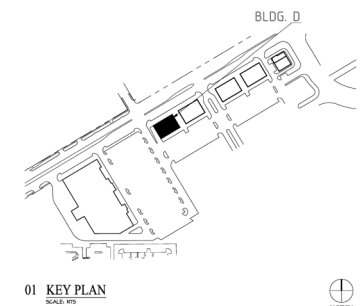
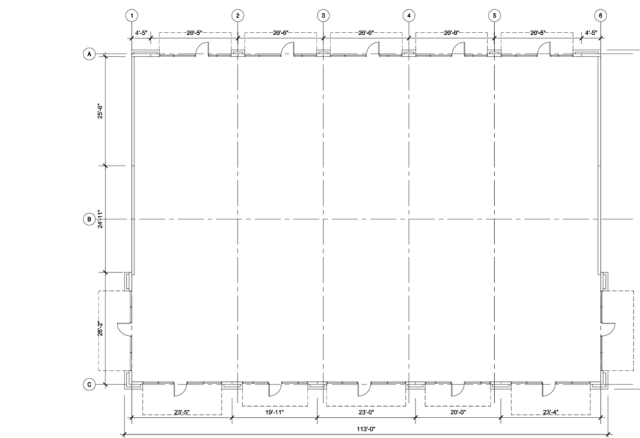
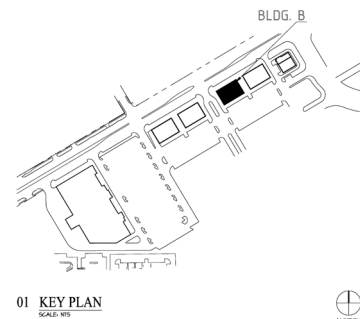
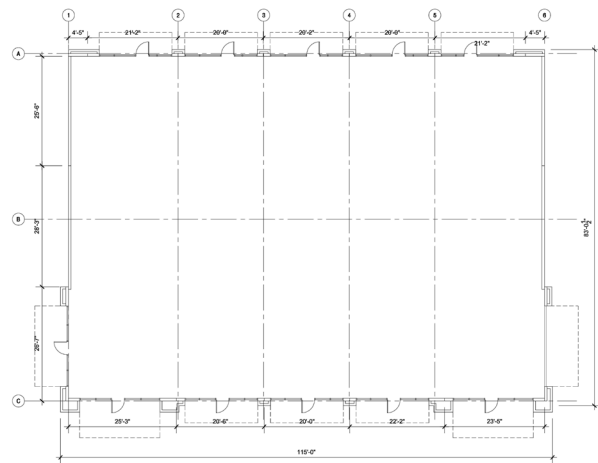
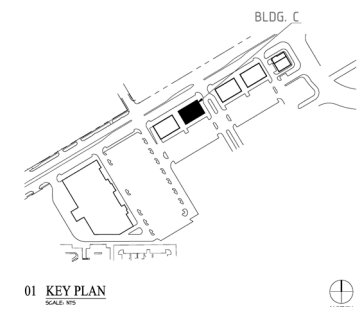
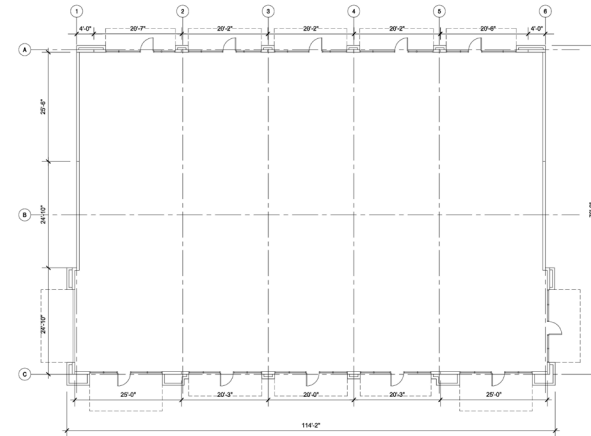
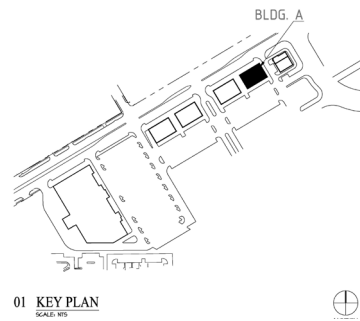
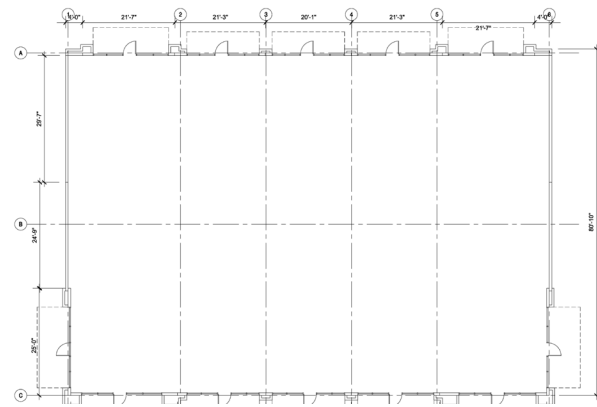
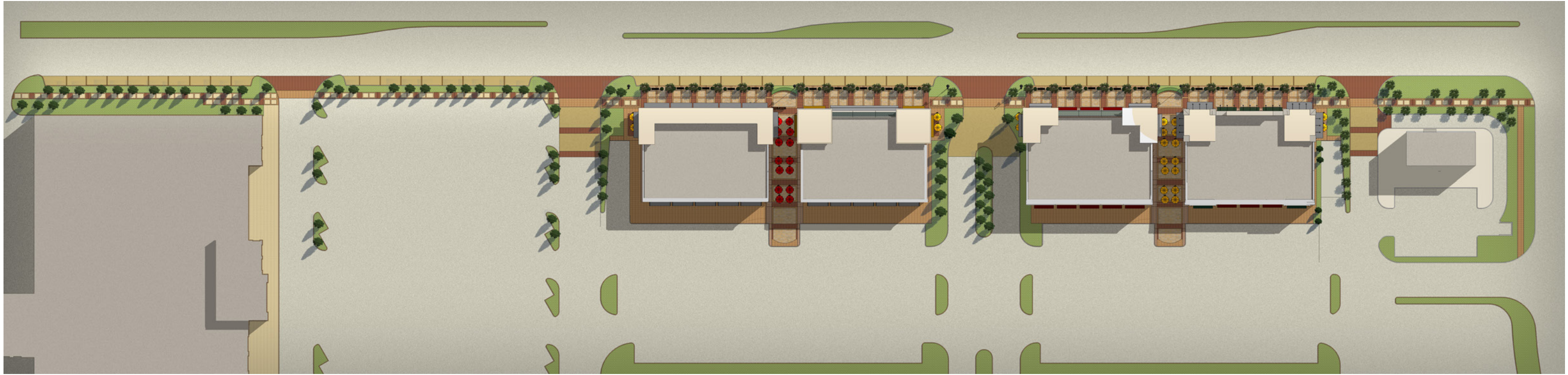
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site integration studio
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
 1224 E. Beckhorn Ave. Suite 244 Tyler, TX 75701 915.455.3822 cell 903.533.8898 tel / fax john@siteint.com
 2709 S. Lamar Blvd. Suite 110 Austin, TX 78704 512.443.2512 tel 512.443.3599 fax www.siteint.com



SCOTT FULWILER
 9/3/2013 11:35 AM
 J:\AUTOCAD_LRO\THE AVENUE\THE AVENUE_LS.DWG
 LOCATION:
 LAST SAVED: 9/3/2013 11:35 AM

Retail Component



WEST ELEVATION
SCALE: 1/8" = 1'-0"

FLOOR PLAN
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



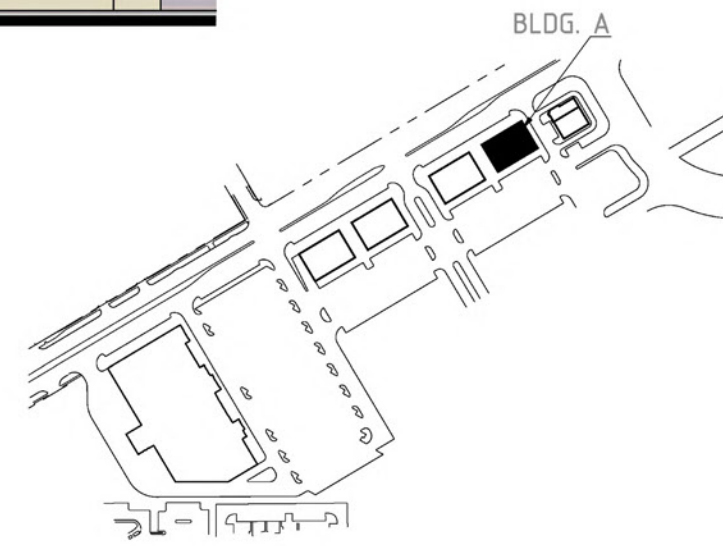
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EAST ELEVATION
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SOUTH ELEVATION
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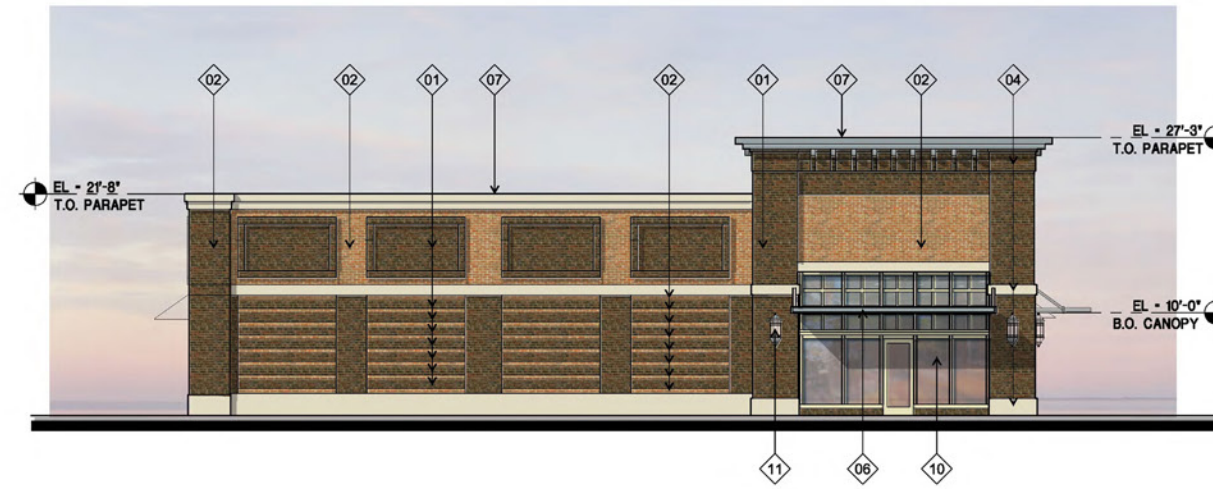


01 KEY PLAN
SCALE: NTS





WEST ELEVATION
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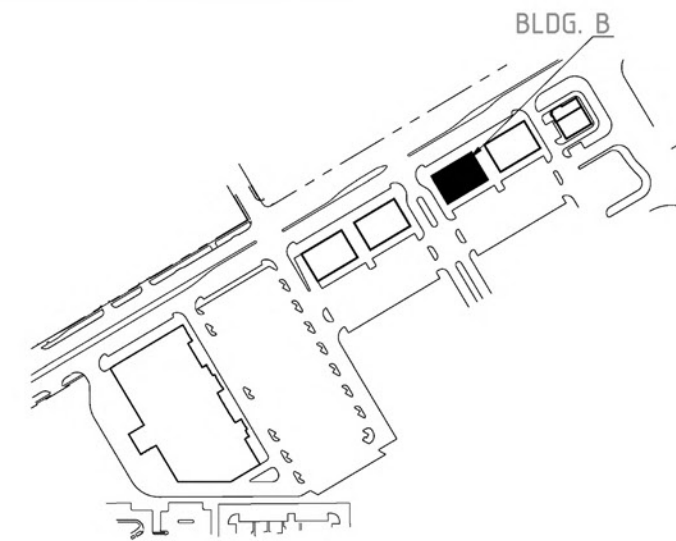
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

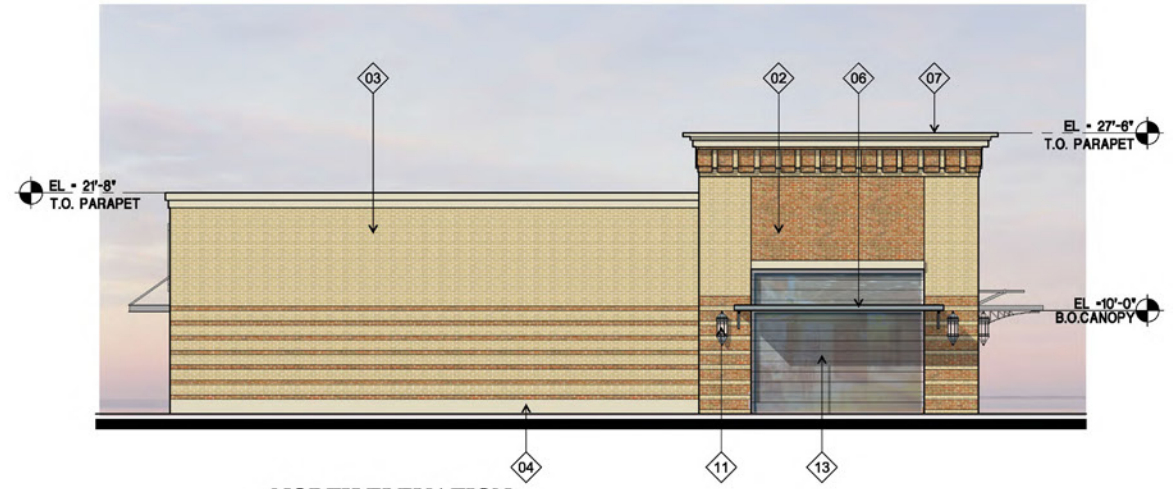


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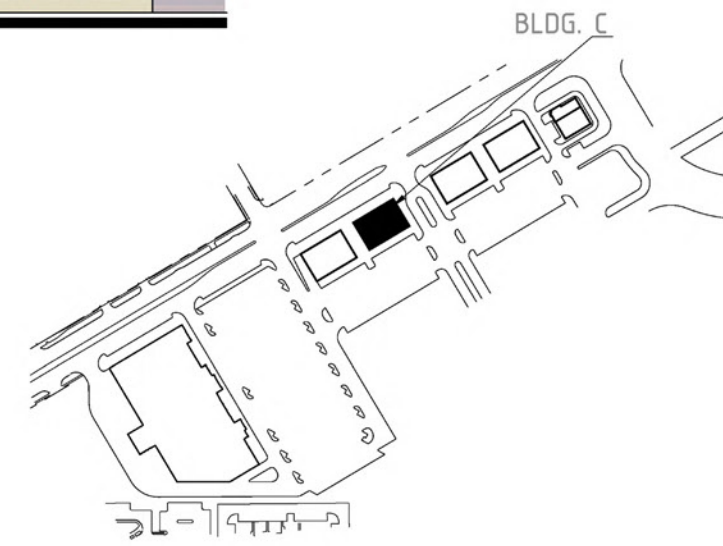
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EAST ELEVATION
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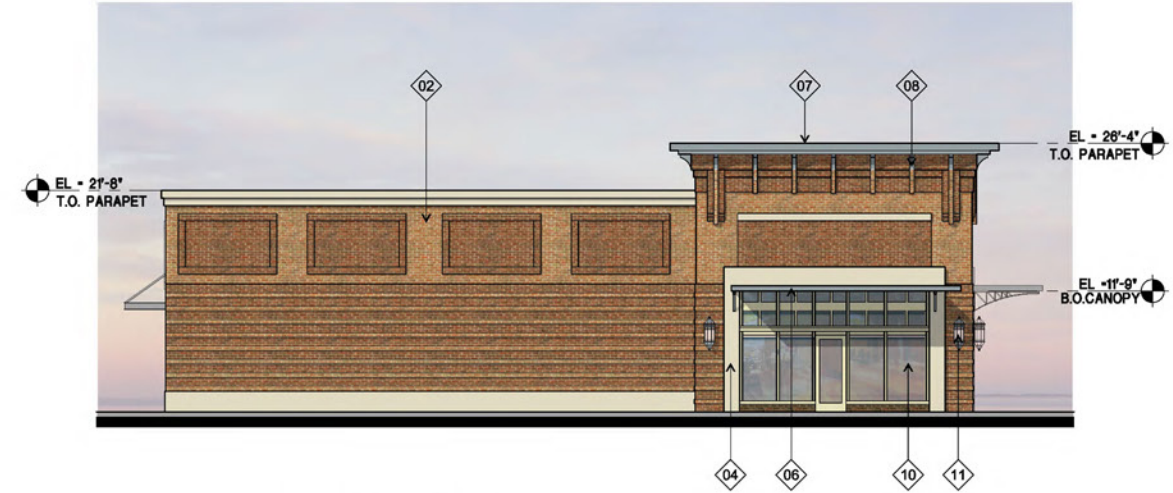
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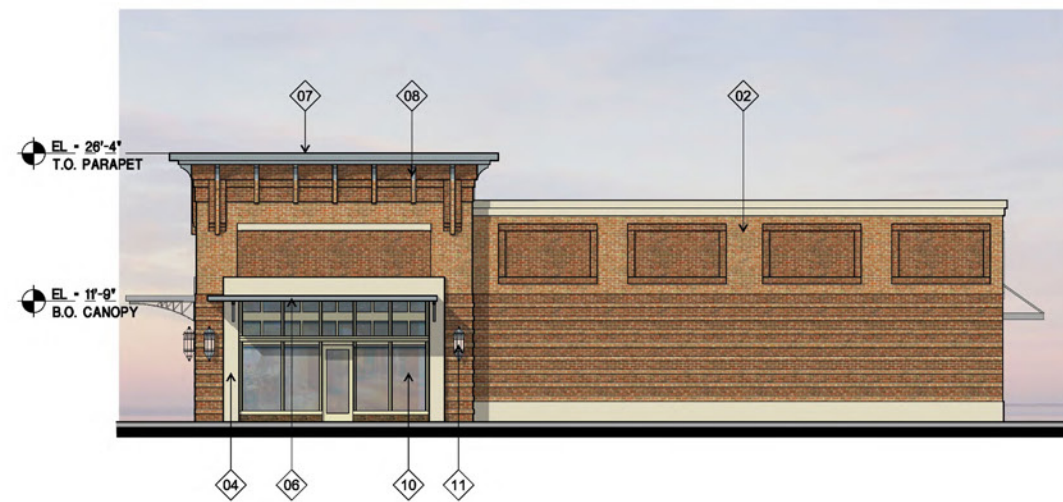
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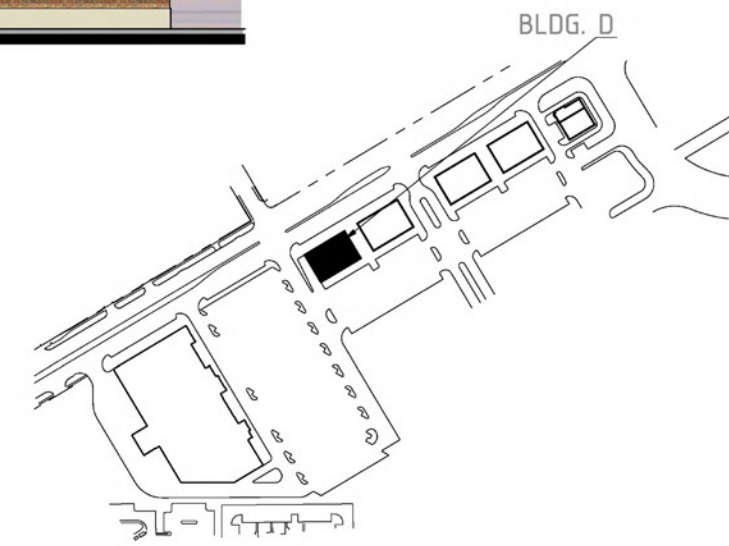
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EAST ELEVATION
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SOUTH ELEVATION
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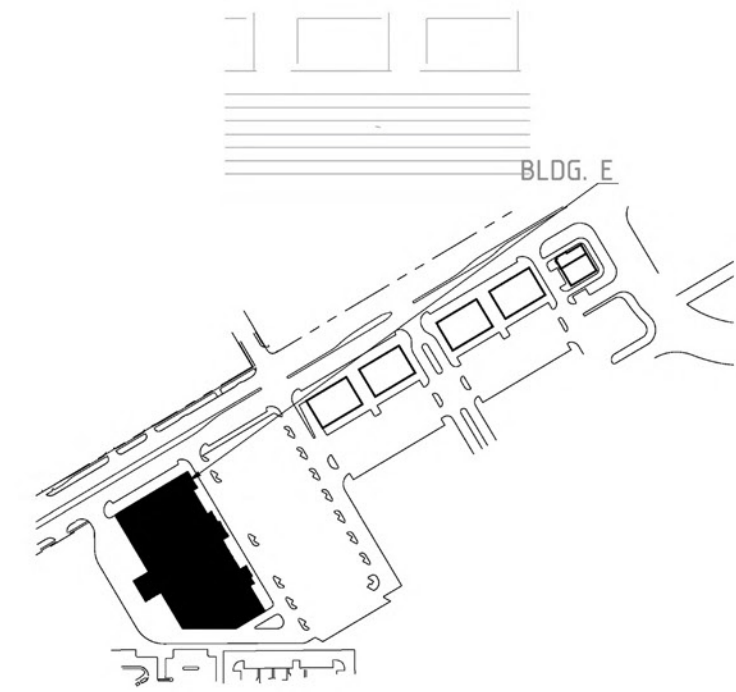


01 KEY PLAN
SCALE: NTS





EAST ELEVATION
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01 KEY PLAN
SCALE: NTS



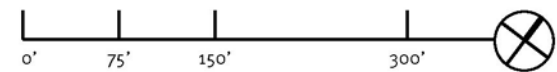




Residential Component



- 1 Tuck Under Parking
- 2 Residential Parking Court
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01 Over-All Elevation [Facing Retail]
Scale: NTS





02

Building Elevation

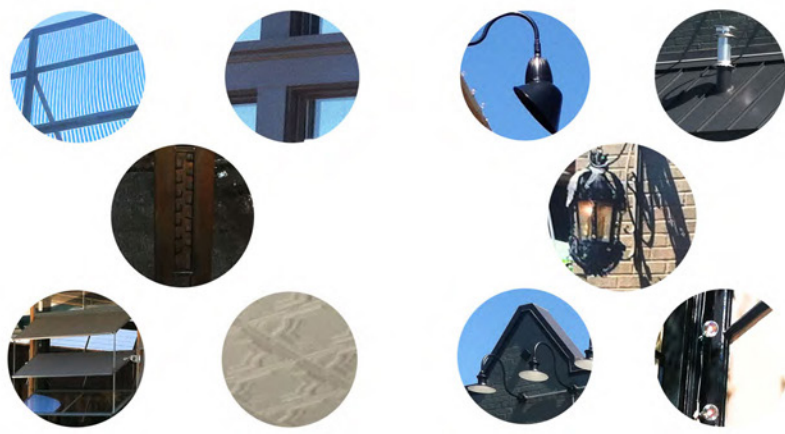
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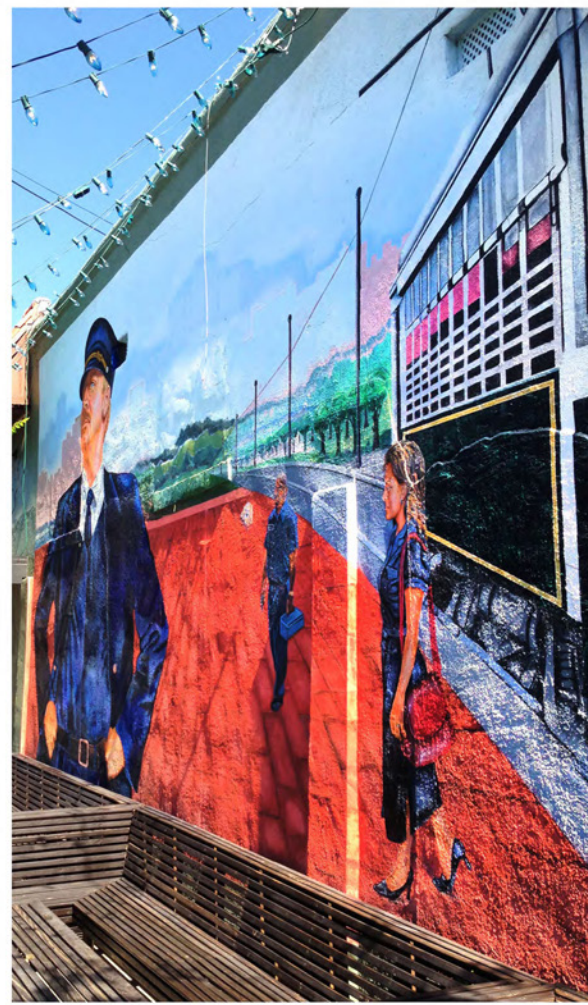


02 Building Corner Elevation
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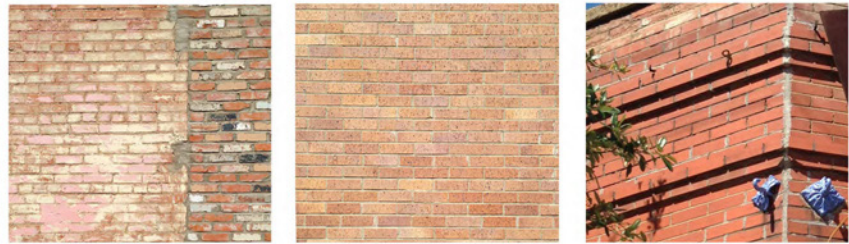
- 1 Brick
- 2 Stucco
- 3 Metal Balcony with Metal Mesh & Metal Rail
- 4 Vinyl Window
- 5 Metal Canopy
- 6 Cementitious Panel
- 7 Storefront Window
- 8 Composite Shingles
- 9 Metal Brackets
- 10 Stoops



BISHOP
ARTS
MATERIAL
PALETTE



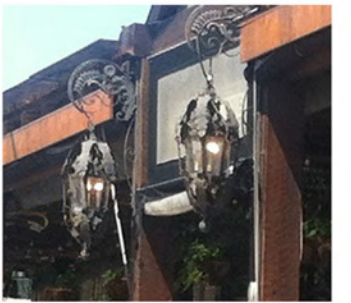
BISHOP
ARTS
ART



BISHOP ARTS BRICK



BISHOP
ARTS
FASCIADE
DETAILS



BISHOP ARTS
FRONT FASCIA
WINDOWS



BISHOP ARTS
LIGHTING



BISHOP
ARTS
OUTDOOR
FURNITURE



BISHOP
ARTS
SIGNAGE