

Applicable Urban Design Priorities Project Should Achieve

- [1] **Increasing width of sidewalk along Singleton to meet the face of existing buildings and continuing the sidewalk width along Singleton to the future gateway plaza** - The existing sidewalks along Singleton, while designed with high quality materials and streetscape elements, are often narrow and do not promote walkability. Introducing additional sidewalk width along Singleton helps to leverage recent improvements while enhancing the walkability of the proposed development.

- [2] **Consider traffic calming measures to slow traffic between Margaret Hunt Hill bridge and Sylvan Avenue that supports the long term vision for the street** - Public realm improvements on Singleton should be coordinated with planned development on southern edge of the street, and with long term transportation plans along the corridor. The design of pedestrian improvements should take into account plans for a planted median, enhanced pedestrian crossings, and additional traffic signaling.

- [3] **Continue streetscape around all four block faces** - Streetscape improvements should be continued on all sides of the site to support the future vision for the neighborhood.



Policy References

- Forward Dallas!
Section 5 [urban design element]

- TIF Urban Design Guidelines
Part III, Part IV [Downtown Connection]

Context Description

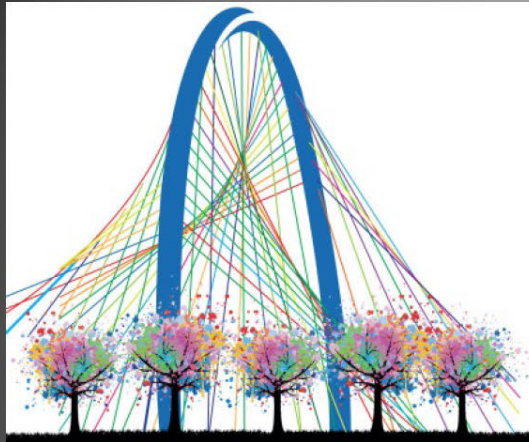
The site is located in West Dallas directly adjacent to the neighborhood of La Bajada. The Continental pedestrian bridge and the Margaret Hunt Hill Bridge are located one block east of the development. The existing first phase of the development consist of the adaptive reuse of existing buildings to create a venue for multiple restaurants and supporting landscape enhancements. Phase two proposes the renovation and reuse of remaining existing buildings as retail/restaurant use. Enhanced pedestrian infrastructure is also included in the proposal as a way to promote safer walkability from the parcels to the south.

Specific considerations include leveraging pedestrian enhancements to support the long term vision for traffic calming on Singleton. Improvements should also set up conditions that supports the future development of the parcels to the South.

Trinity Groves Phase II

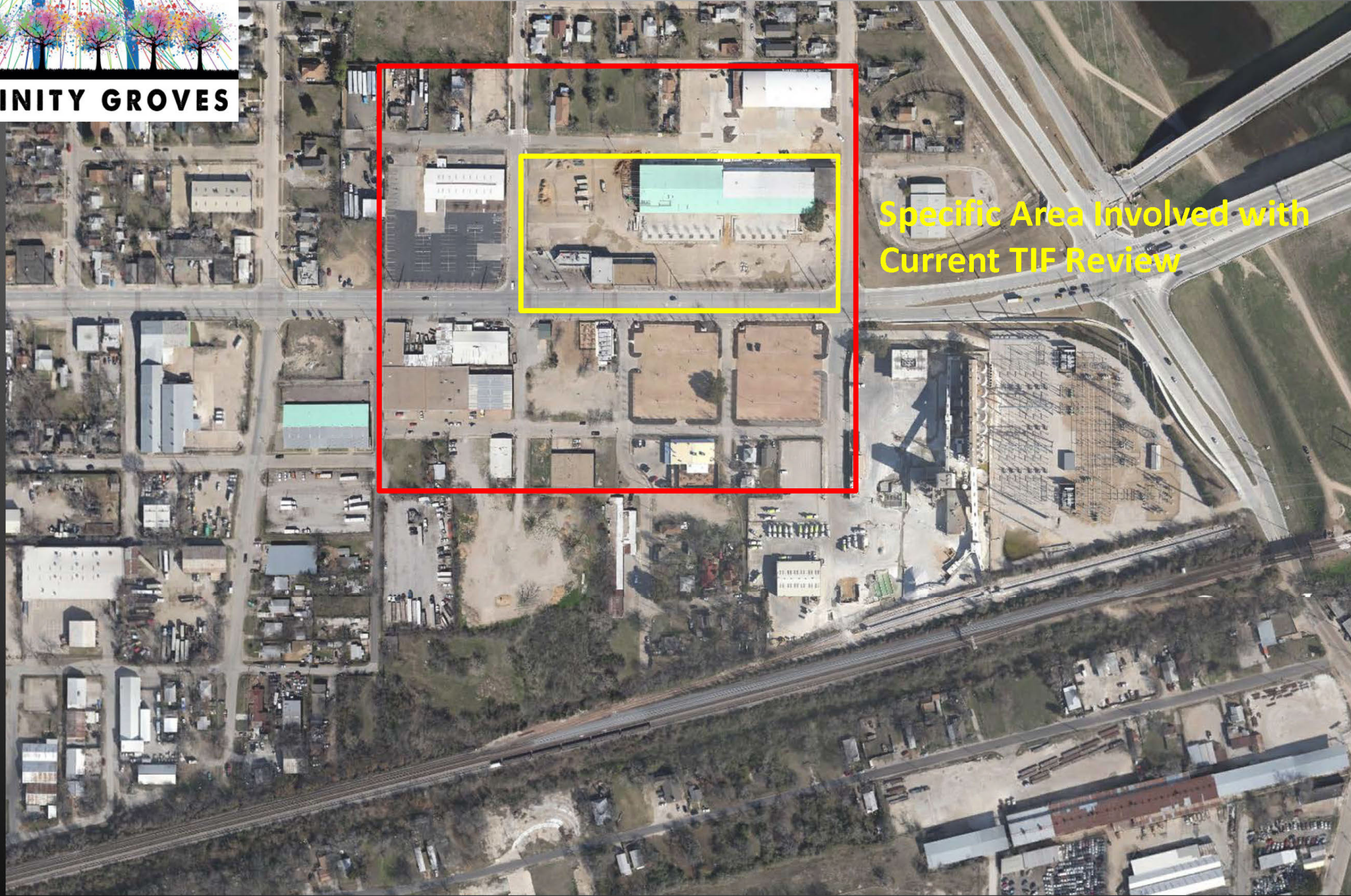
- Neighborhood:
West Dallas

- Program:
Retail



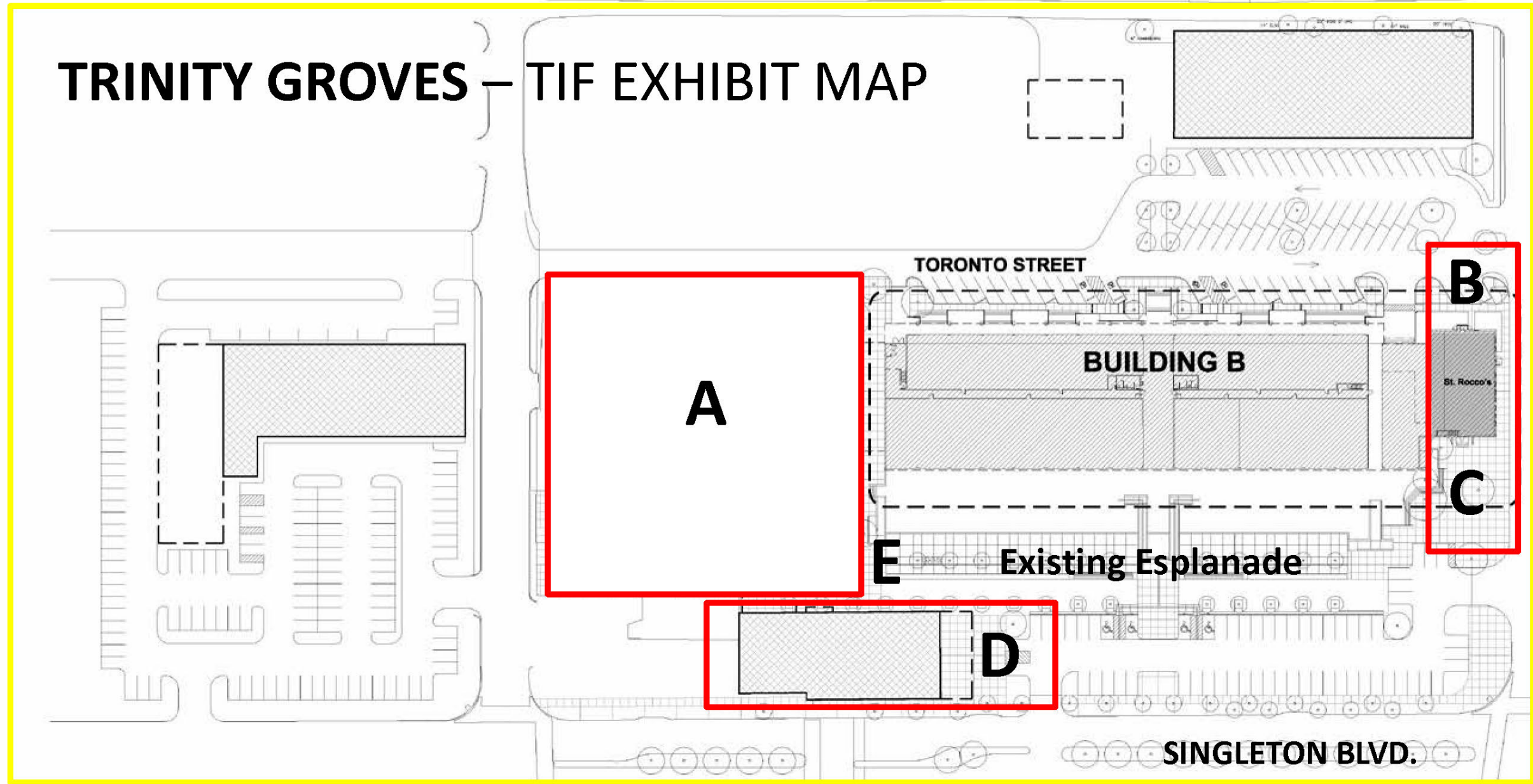
TRINITY GROVES

Current Incubator Zone (Work Completed/In Progress) Culinary Arts/Restaurants & Brewery Area



**Specific Area Involved with
Current TIF Review**

TRINITY GROVES – TIF EXHIBIT MAP



SITE AREA EXHIBITS LEGEND:

- A – Resurfaced Parking Lot & Landscape Improvements**
- B - New Shell Building & Landscape Improvements**
- C - New Shell Building & Landscape Improvements**
- D - New Shell Building & Landscape Improvements**
- E - New Site Utilities & Shell Building Services**

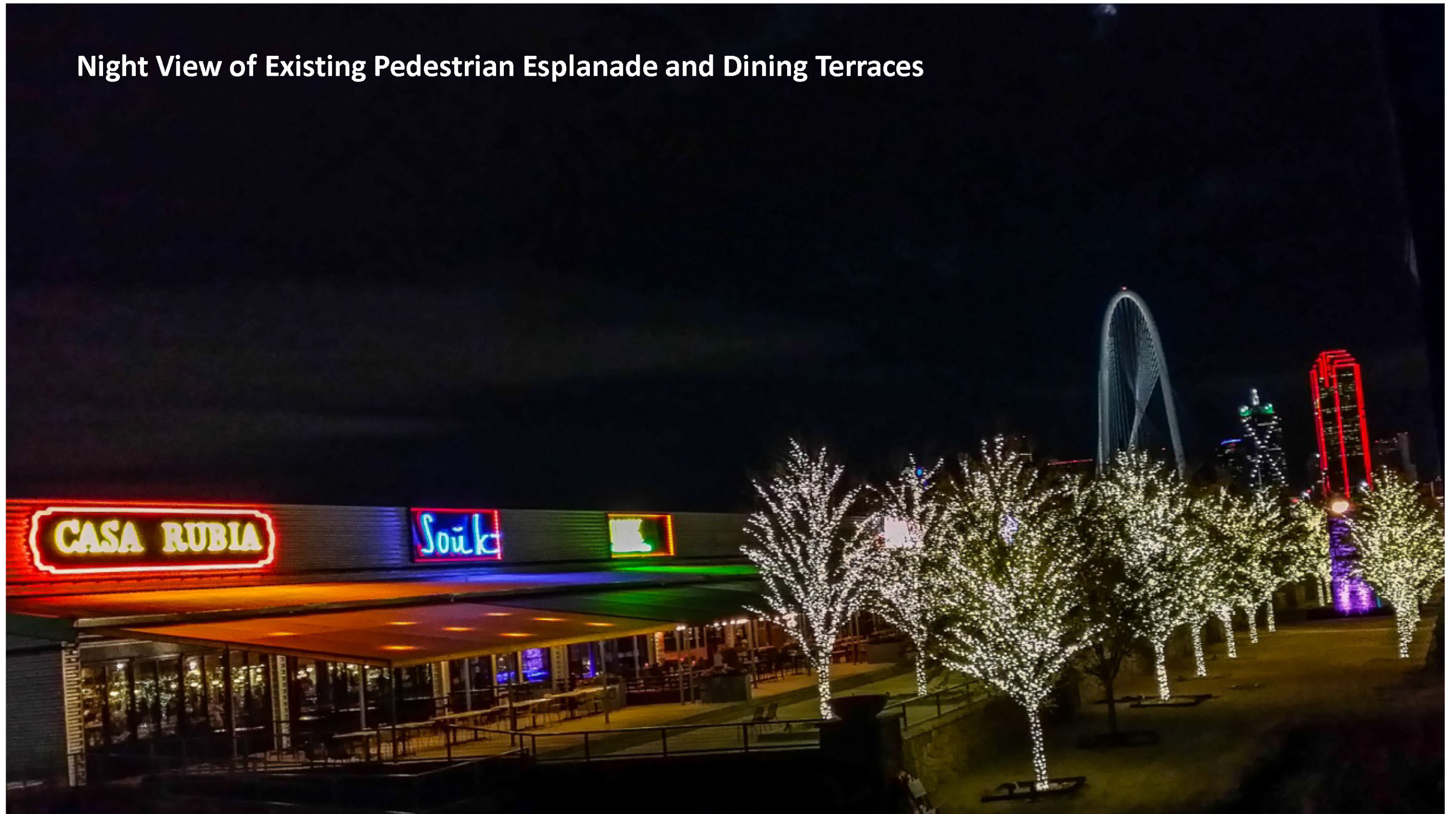
TRINITY GROVES – TIF EXHIBITS



**Recently Completed Improvements
& Existing Context Photos**

TRINITY GROVES – TIF EXHIBITS

Night View of Existing Pedestrian Esplanade and Dining Terraces



Recently Completed Improvements & Existing Context Photos

TRINITY GROVES – TIF EXHIBITS

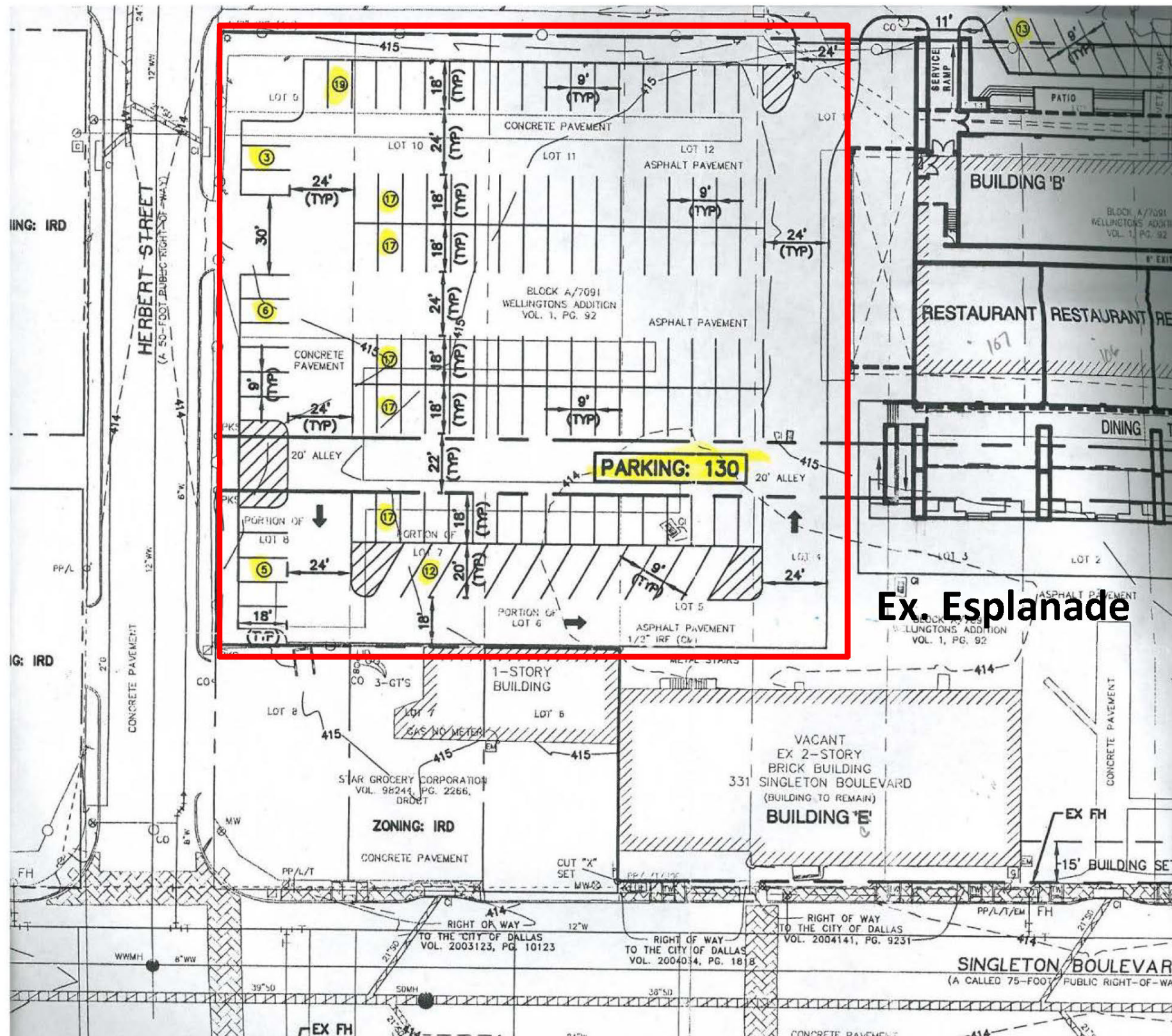
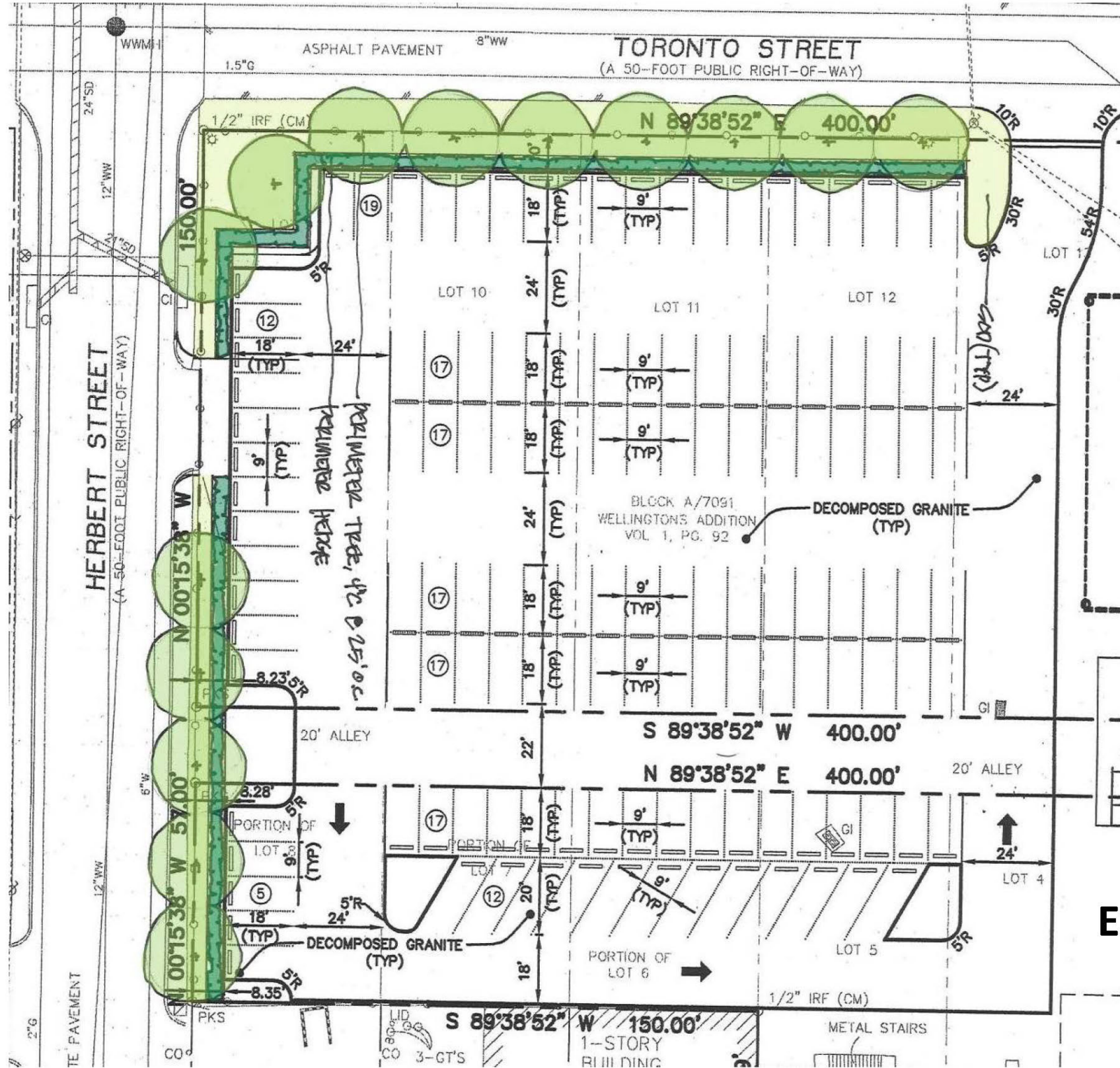


Exhibit A – Proposed Resurfaced Parking Lot

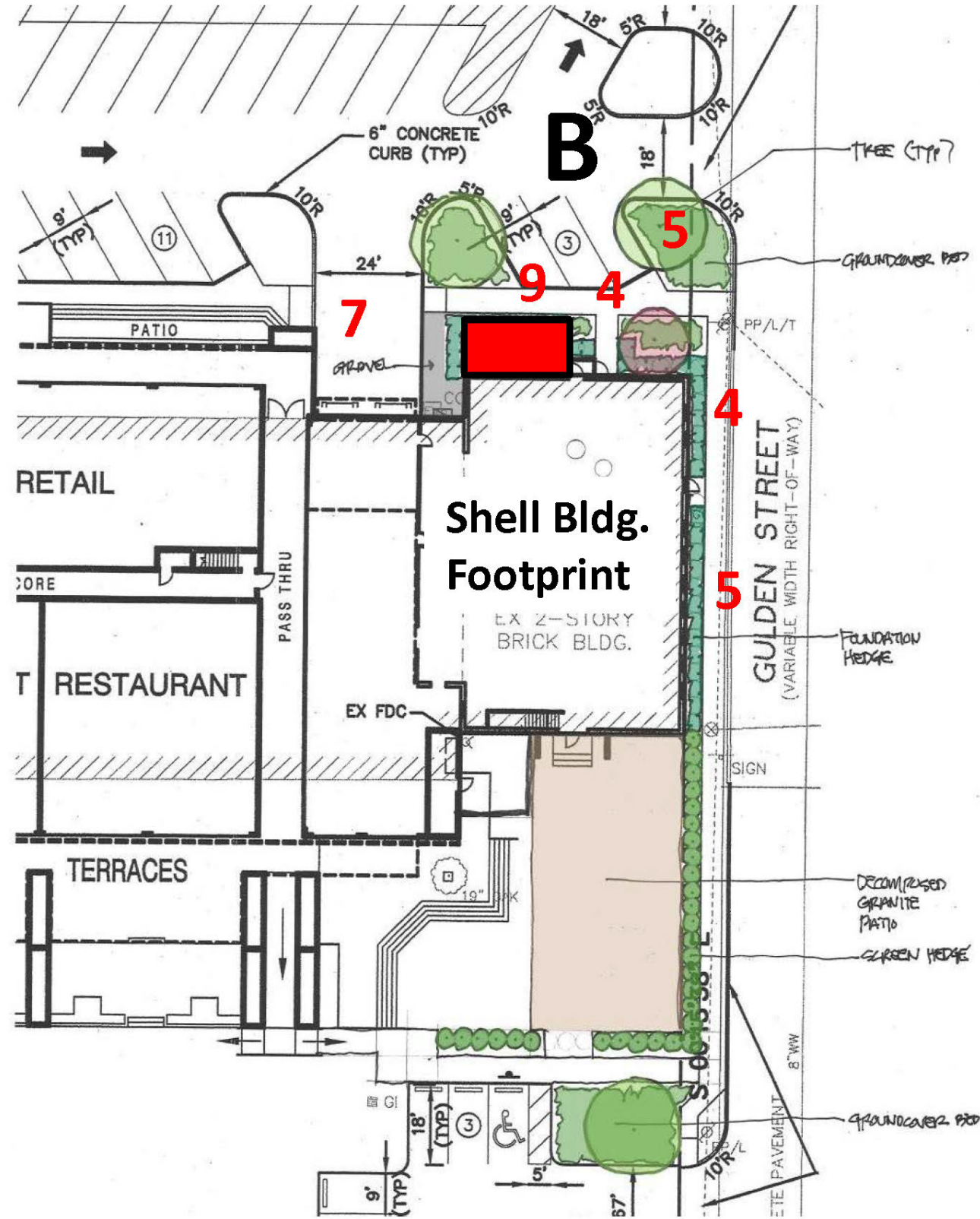
TRINITY GROVES – TIF EXHIBITS



Ex. Esplanade

Exhibit **A** – Proposed Parking Lot Landscaping Improvements

TRINITY GROVES – TIF EXHIBITS



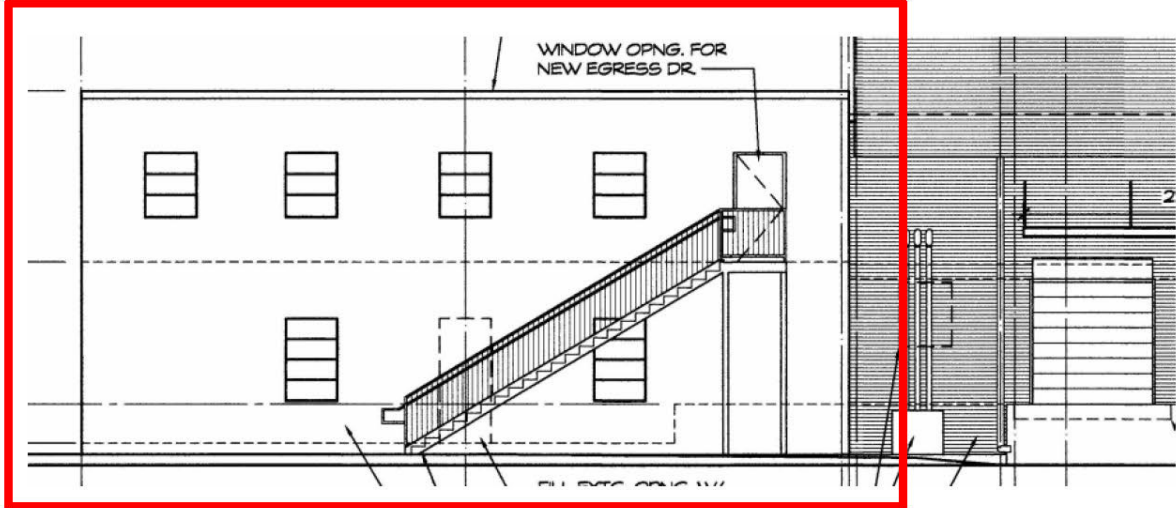
Improvements:

1. Not Used
2. Not Used
3. Not Used
4. New Concrete & Sidewalk Repairs
5. New Landscaping
6. Not Used
7. New Service Loading Area
8. Not Used
9. New Elevator/Stair Entry Addition

Singleton Blvd.

Exhibit **B** – Proposed Site/Landscape Improvements

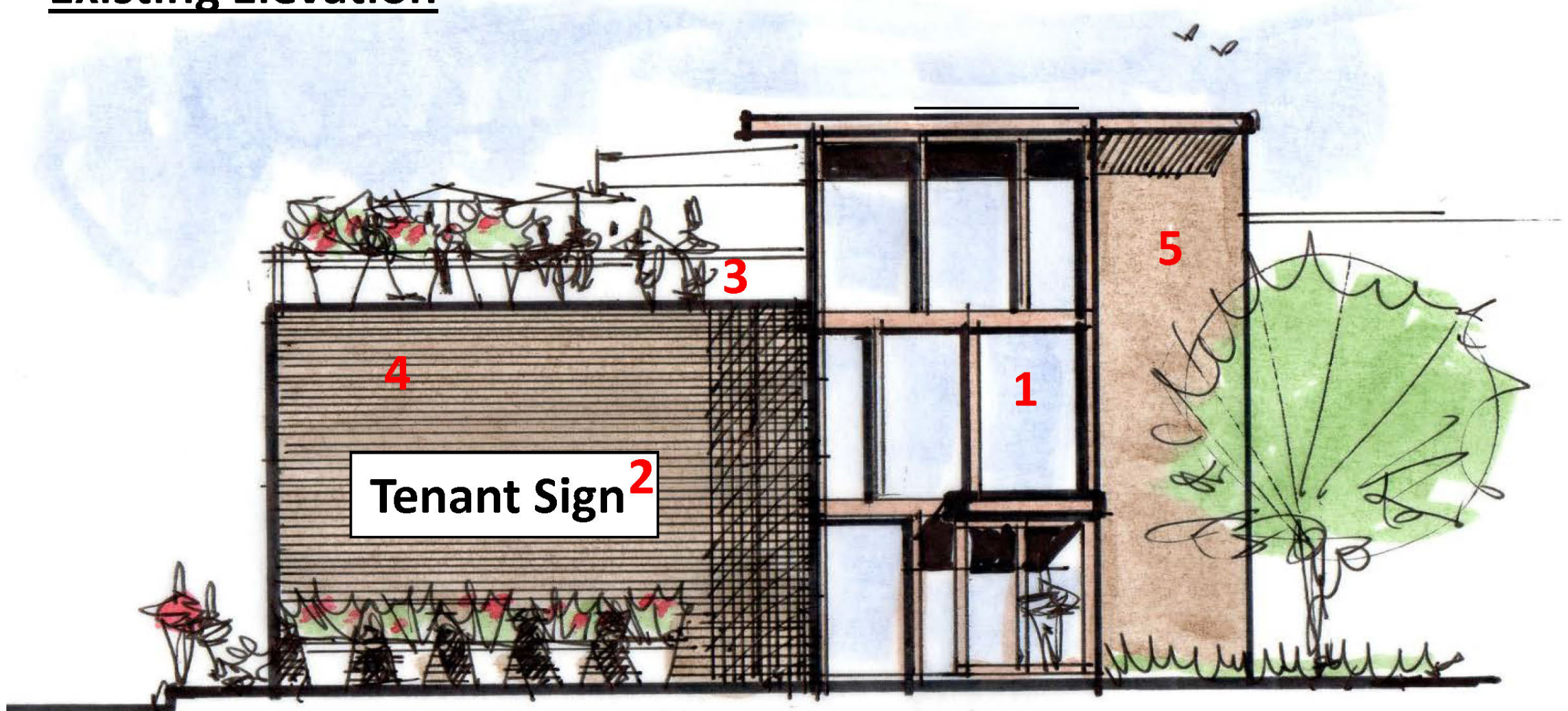
TRINITY GROVES – TIF EXHIBITS



Existing Elevation

Improvements:

- 1. New Exterior Storefront Glazing
- 2. New Exterior Lighted Signage
- 3. New Structural Deck, Guardrail & Metal Fascia Closure Panel
- 4. Existing Refurbished Painted Brick (Typ.)
- 5. New Elevator/Fire Stair Addition To Rooftop Bar/Lounge



New Elevation

Exhibit B – Shell Building Elevations (North Elevation)

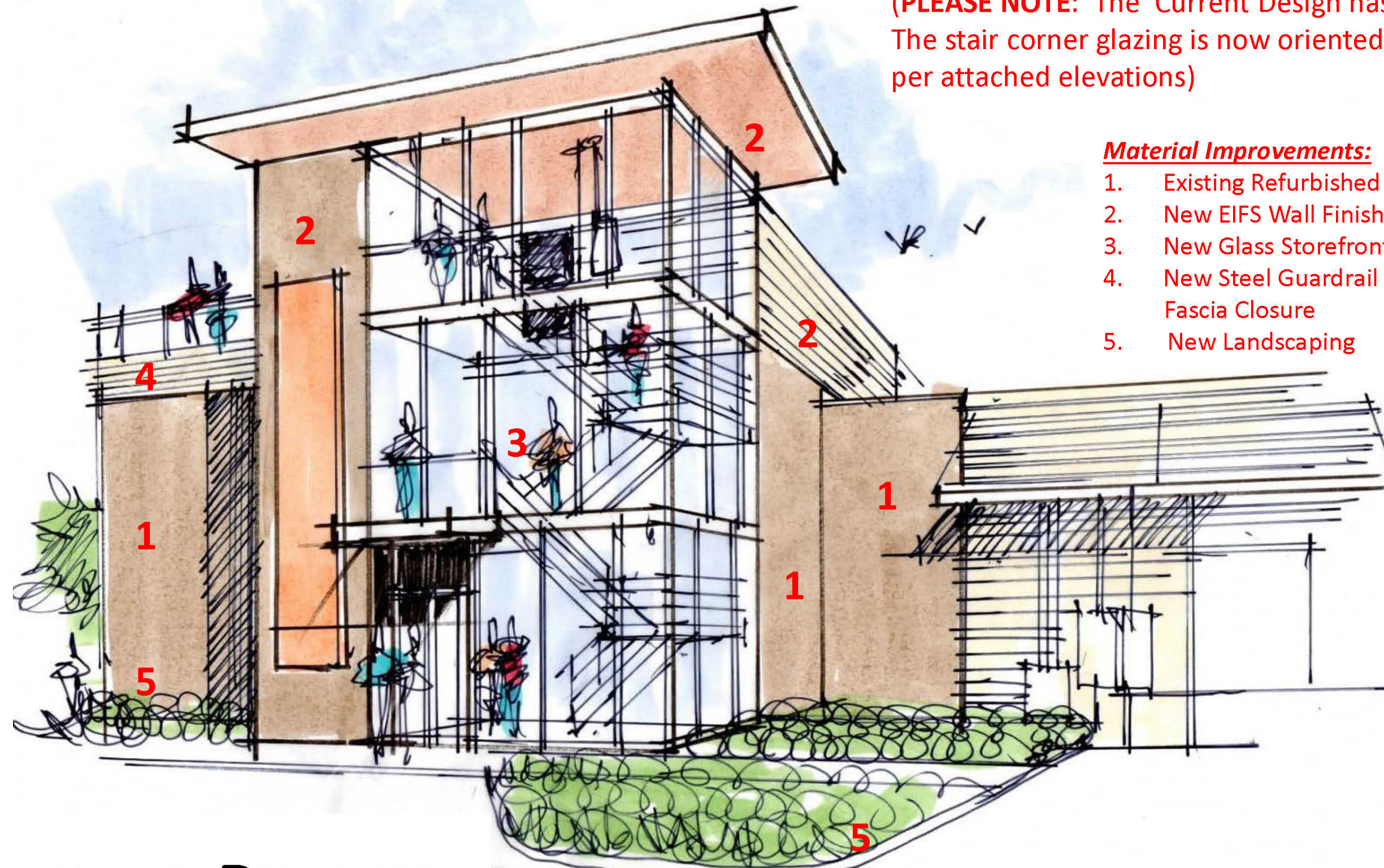
TRINITY GROVES – TIF EXHIBITS



Exhibit **B** - Existing Shell Building (Northside)

TRINITY GROVES – TIF EXHIBITS

New 3 Story Stair/Elevator Addition,
ADA Access, Landscaping &
Exterior Shell Building Improvements
**(PLEASE NOTE: The Current Design has changed.
The stair corner glazing is now oriented to the street
per attached elevations)**

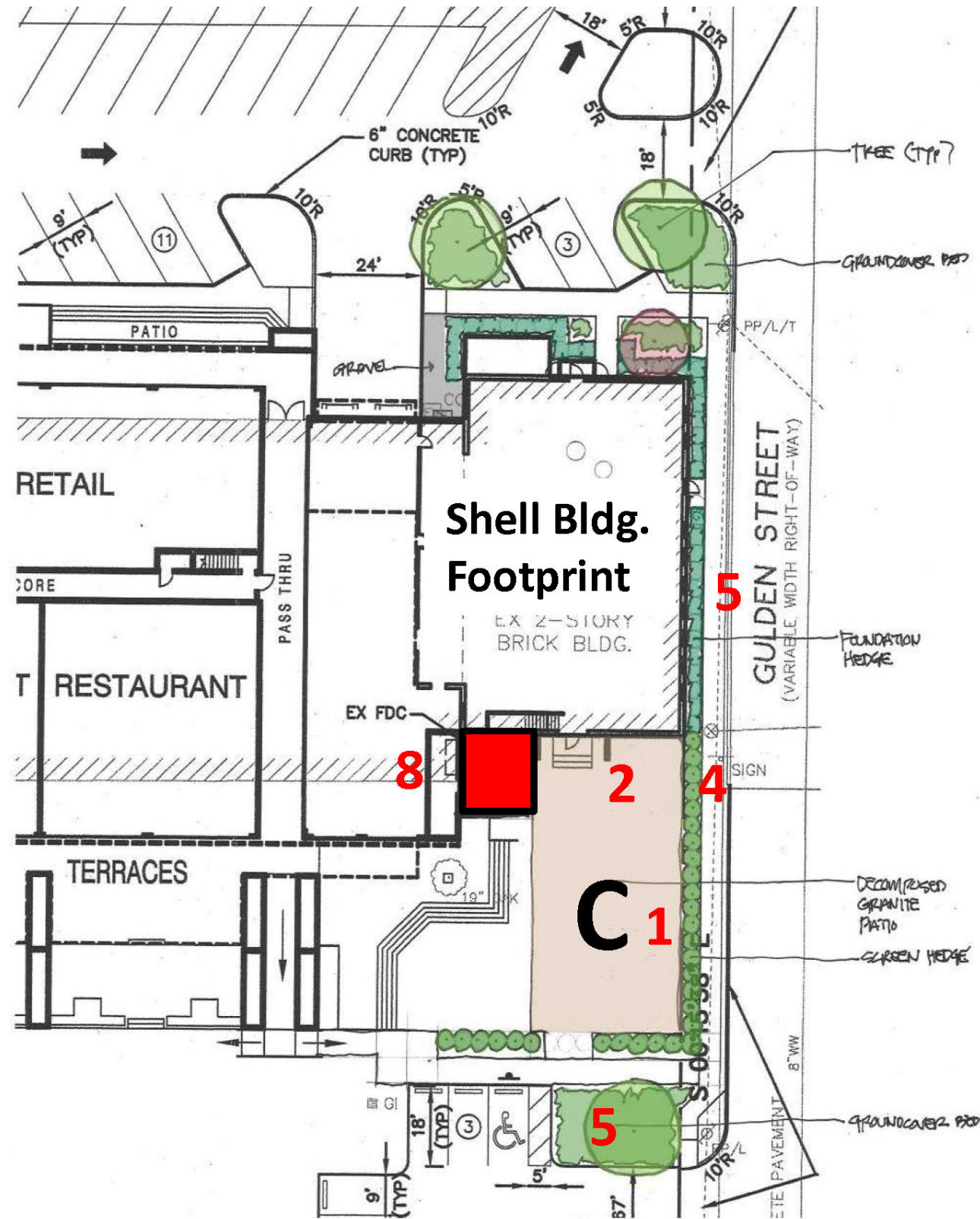


Material Improvements:

1. Existing Refurbished Painted Brick
2. New EIFS Wall Finish and Soffit
3. New Glass Storefront
4. New Steel Guardrail & Metal Panel Fascia Closure
5. New Landscaping

**Exhibit B – “Character Sketch” of Proposed New Shell Building
& Landscape Improvements (Northside)**

TRINITY GROVES – TIF EXHIBITS



Improvements:

1. New Decomposed Granite Paved Patio
2. New Entry & Dining Canopy
3. Not Used
4. New Concrete & Sidewalk Repairs
5. New Landscaping
6. Not Used
7. Not Used
8. New Exterior Steel Exit Stair

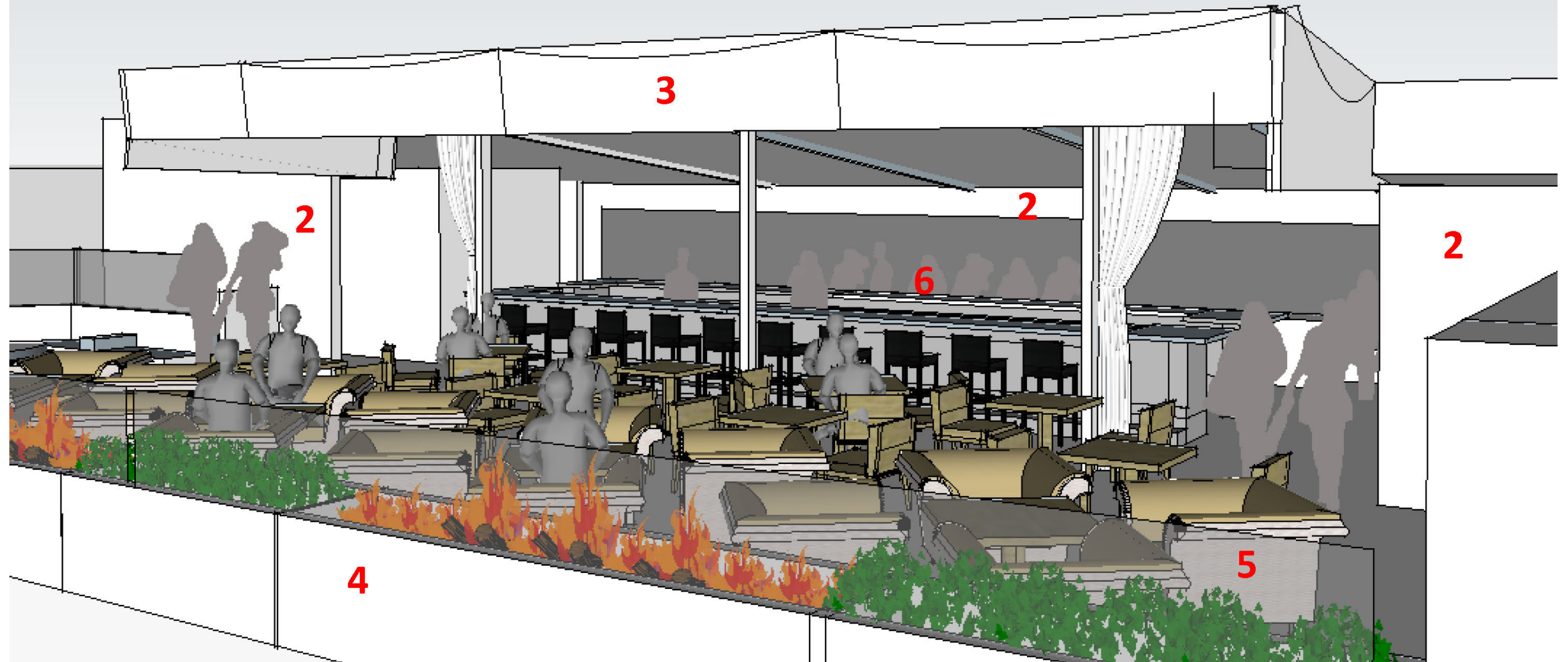
Singleton Blvd.

Exhibit **C** – Proposed Site/Landscape Improvements

TRINITY GROVES – TIF EXHIBITS

Material Improvements:

1. Existing Refurbished Painted Brick
2. New EIFS Wall Enclosure
3. New Canvas Awning Structure
4. New Steel Guardrail and Metal Panel Fascia Enclosure
5. New Roof Terrace Flooring
6. New Bar/Lounge Equipment



1

Exhibit C – Proposed Phase 2 (New Rooftop Bar/Lounge)

TRINITY GROVES – TIF EXHIBITS

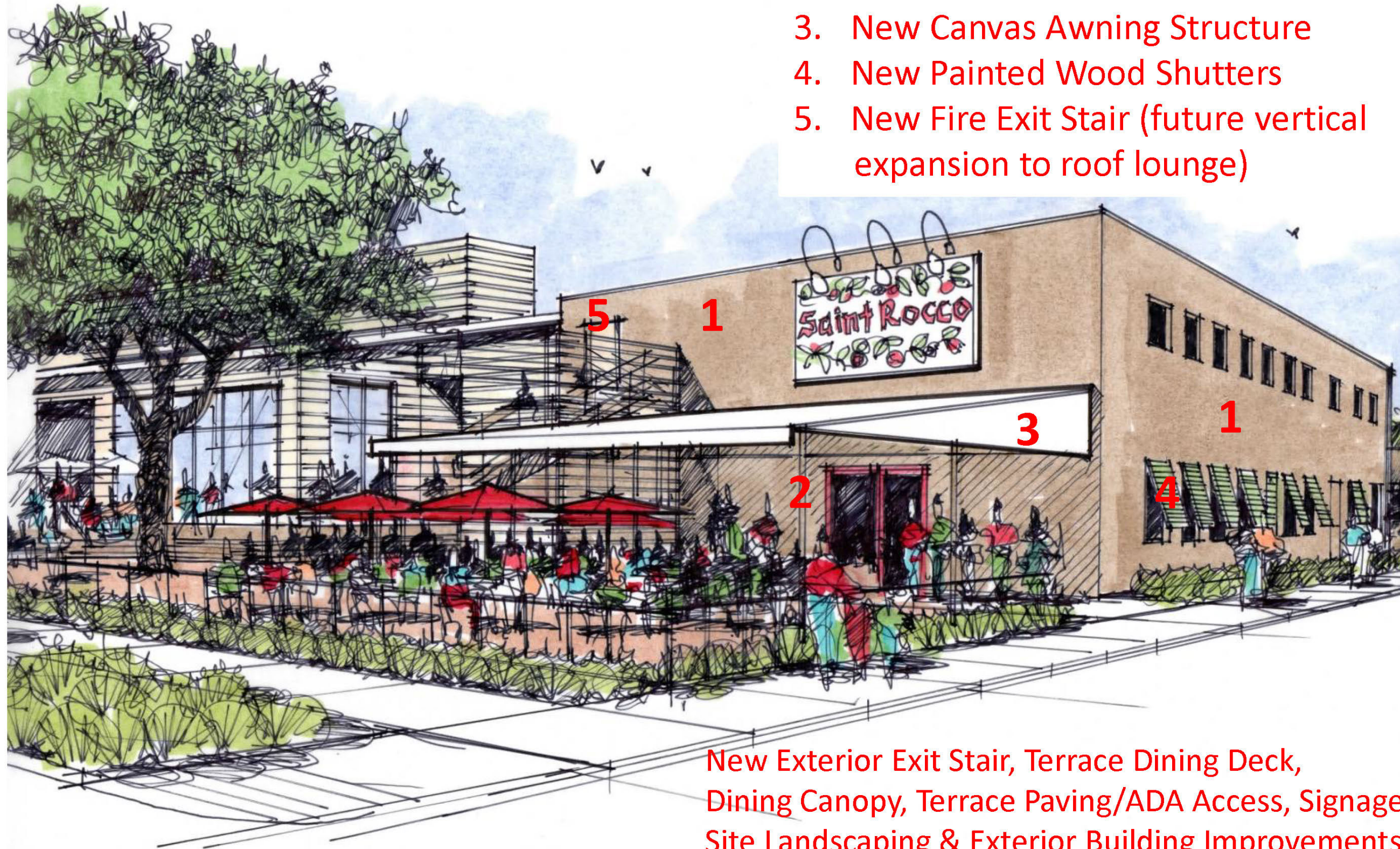


Exhibit C – Existing Shell Building(Southeast Side)

TRINITY GROVES – TIF EXHIBITS

Material Improvements:

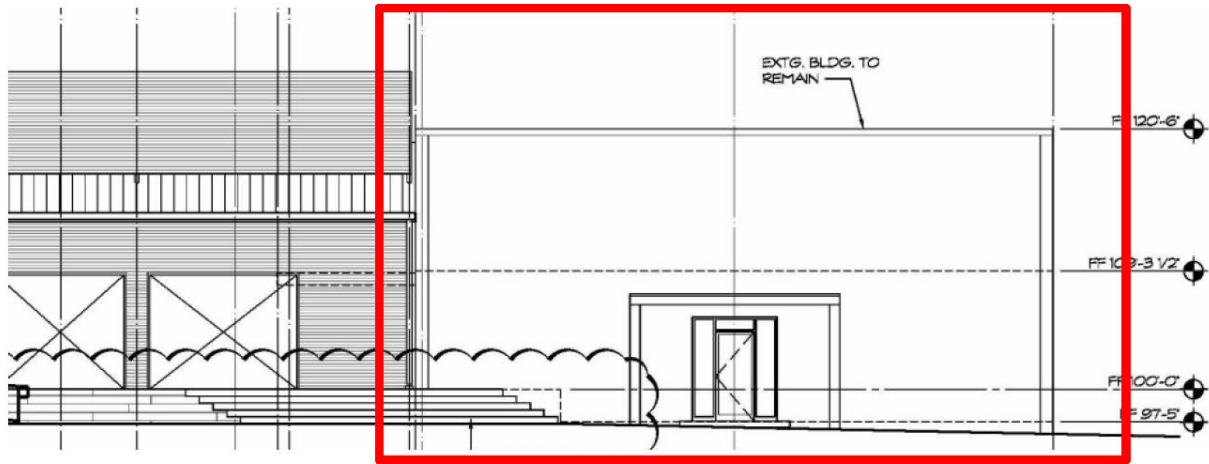
1. Existing Refurbished Painted Brick
2. New Glass Storefront
3. New Canvas Awning Structure
4. New Painted Wood Shutters
5. New Fire Exit Stair (future vertical expansion to roof lounge)



New Exterior Exit Stair, Terrace Dining Deck, Dining Canopy, Terrace Paving/ADA Access, Signage, Site Landscaping & Exterior Building Improvements

Exhibit C – Proposed Phase 1 - New Shell Bldg. & Landscape Improv. (Southeast Side)

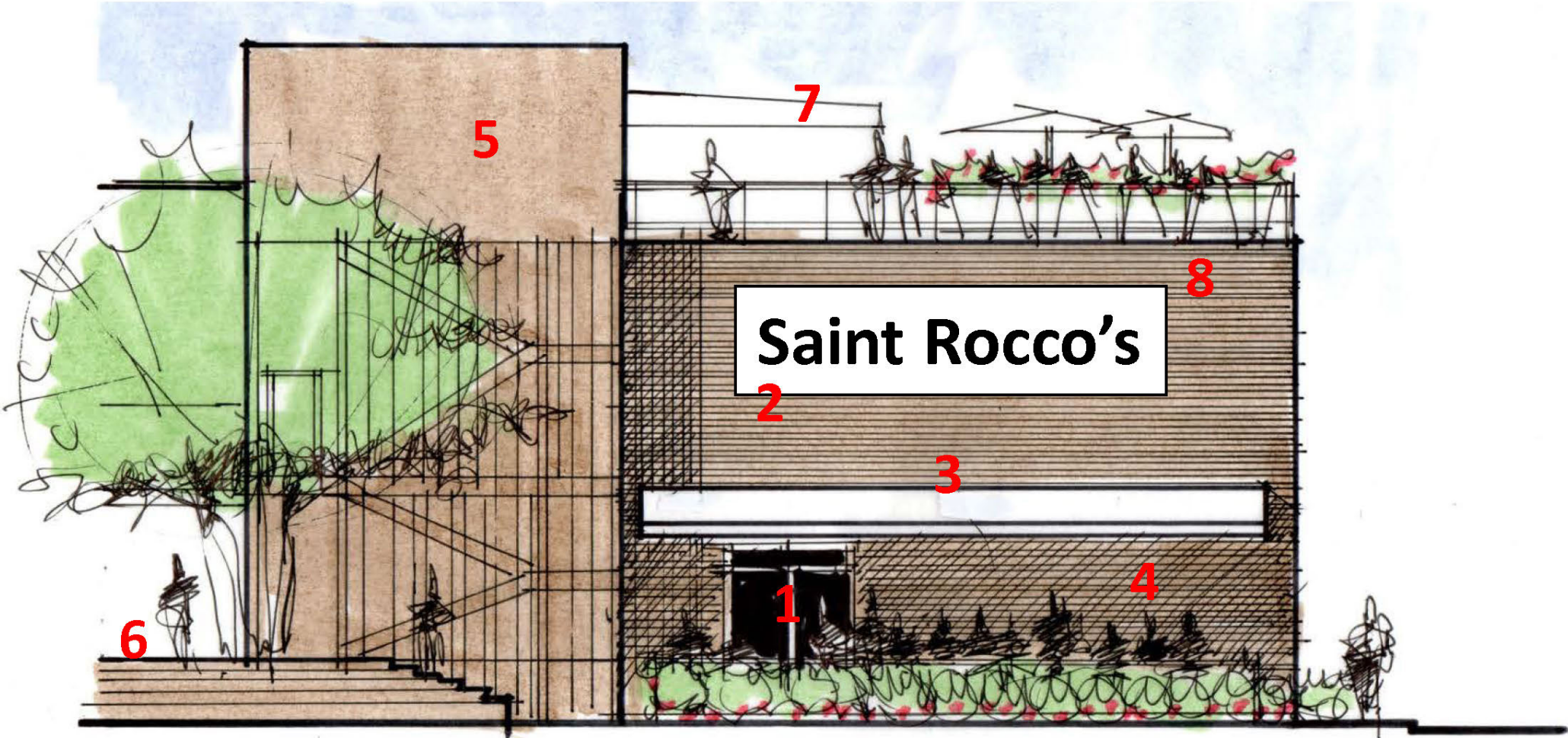
TRINITY GROVES – TIF EXHIBITS



Existing Elevation

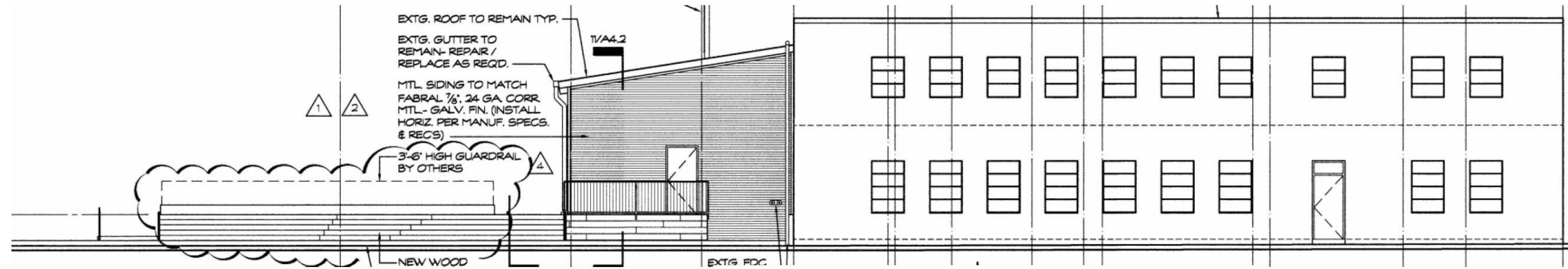
Improvements:

- 1. New Exterior Storefront Entrance
- 2. New Exterior Lighted Signage
- 3. New Awning Canopy & Lighting
- 4. Existing Refurbished Painted Brick
- 5. New Exterior Fire Stair (1-3 floors)
- 6. New Wood Dining Deck
- 7. New Rooftop Bar/Lounge Addition
- 8. New Structural Roof Deck, Guardrail & Metal Fascia Panel Closure



New Elevation Exhibit C – New Shell Building Elevation (South Elevation)

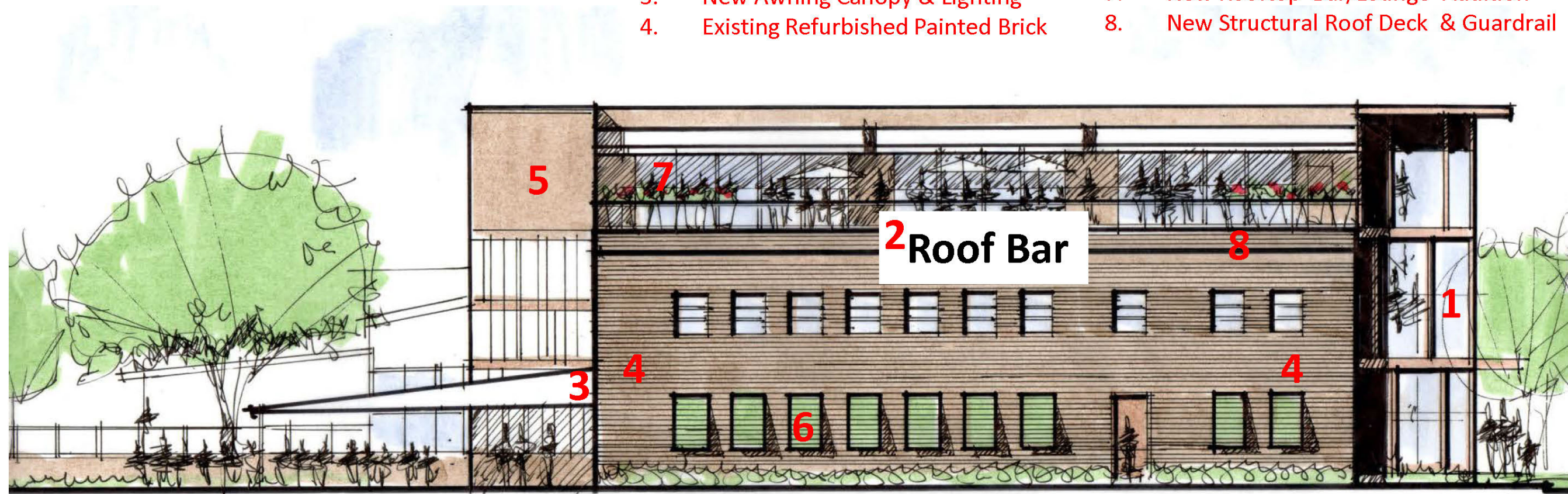
TRINITY GROVES – TIF EXHIBITS



Existing Elevation

Improvements:

- | | |
|---------------------------------------|---|
| 1. New Exterior Elev./Stair Addition | 5. New Exterior Fire Stair |
| 2. New Exterior Lighted Signage | 6. New Exterior Wood Window Shutters |
| 3. New Awning Canopy & Lighting | 7. New Rooftop Bar/Lounge Addition |
| 4. Existing Refurbished Painted Brick | 8. New Structural Roof Deck & Guardrail |



New Elevation

Exhibit C – New Shell Building Elevation (East Elevation)

TRINITY GROVES – TIF EXHIBITS



Exhibit D - Existing Shell Building & Landscape(Eastside)

TRINITY GROVES – TIF EXHIBITS

New Shell Bldg. Elevator/ ADA Access,
Site Paving, Landscaping &
Exterior Building Improvements



Exhibit **D** – “Character Sketch” of OSK Shell Building/Landscape Improvements

TRINITY GROVES – TIF EXHIBITS

Improvements:

1. New Decomposed Granite Paved Patio Area
2. New Concrete & Sidewalk Repairs
3. New Landscaping

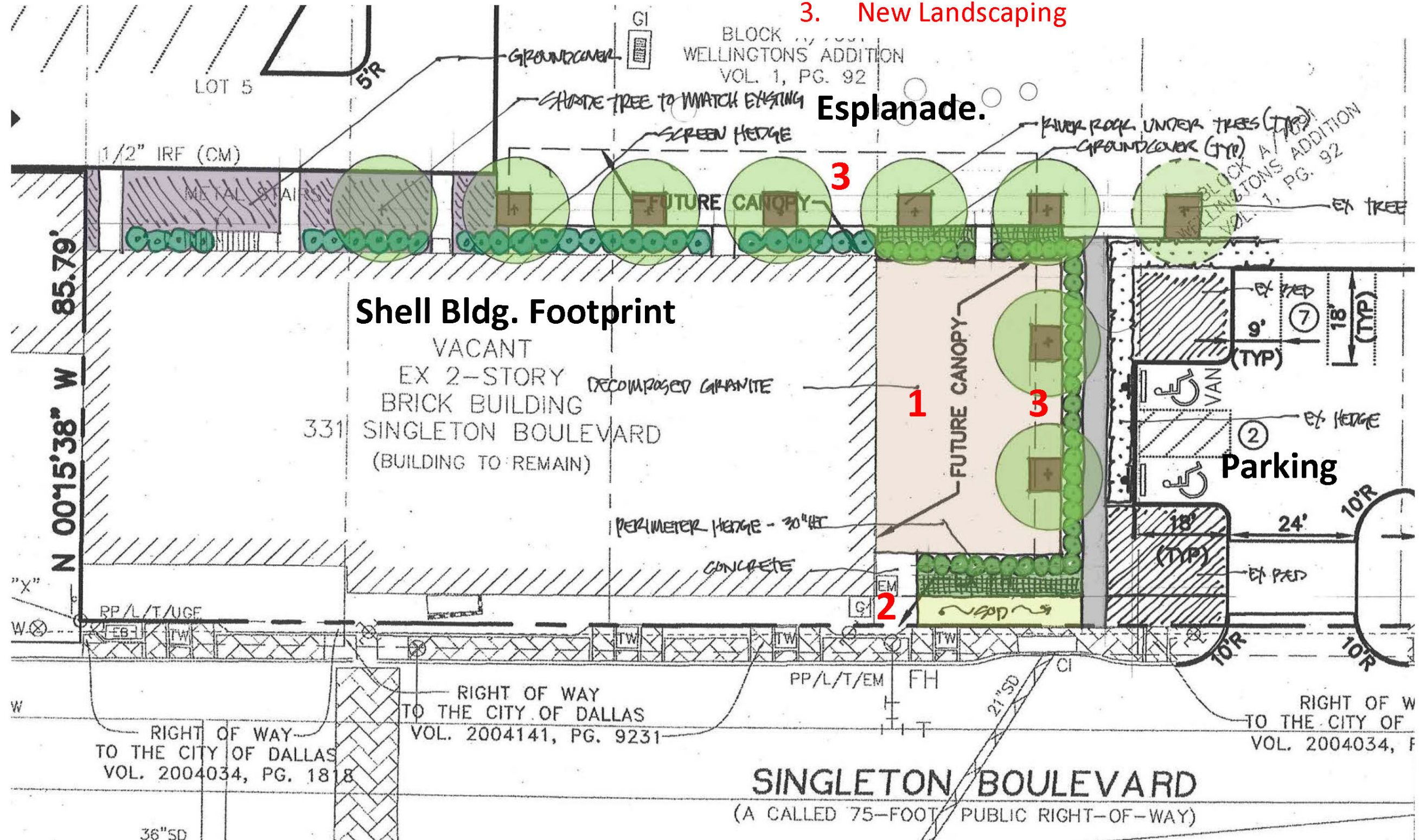
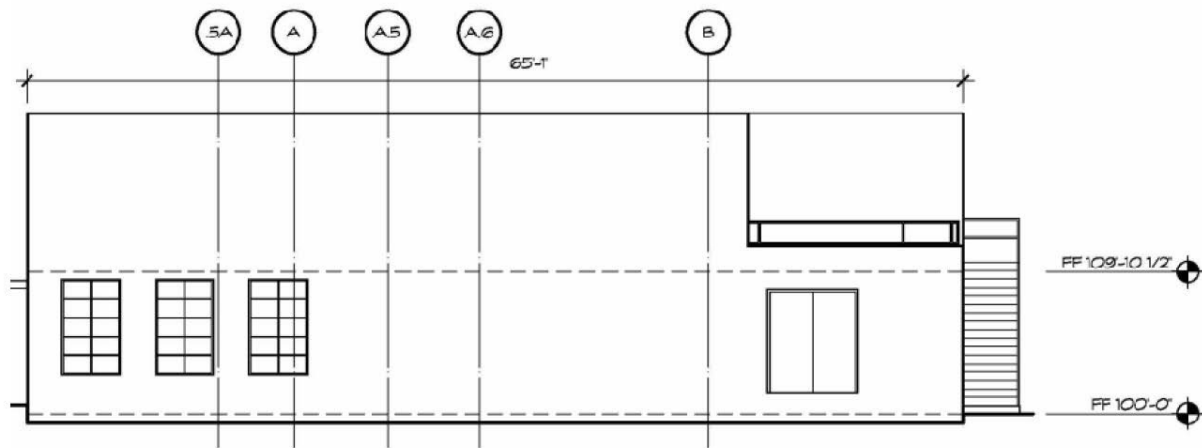


Exhibit D – Proposed Site Paving & Landscape Improvements

TRINITY GROVES – TIF EXHIBITS

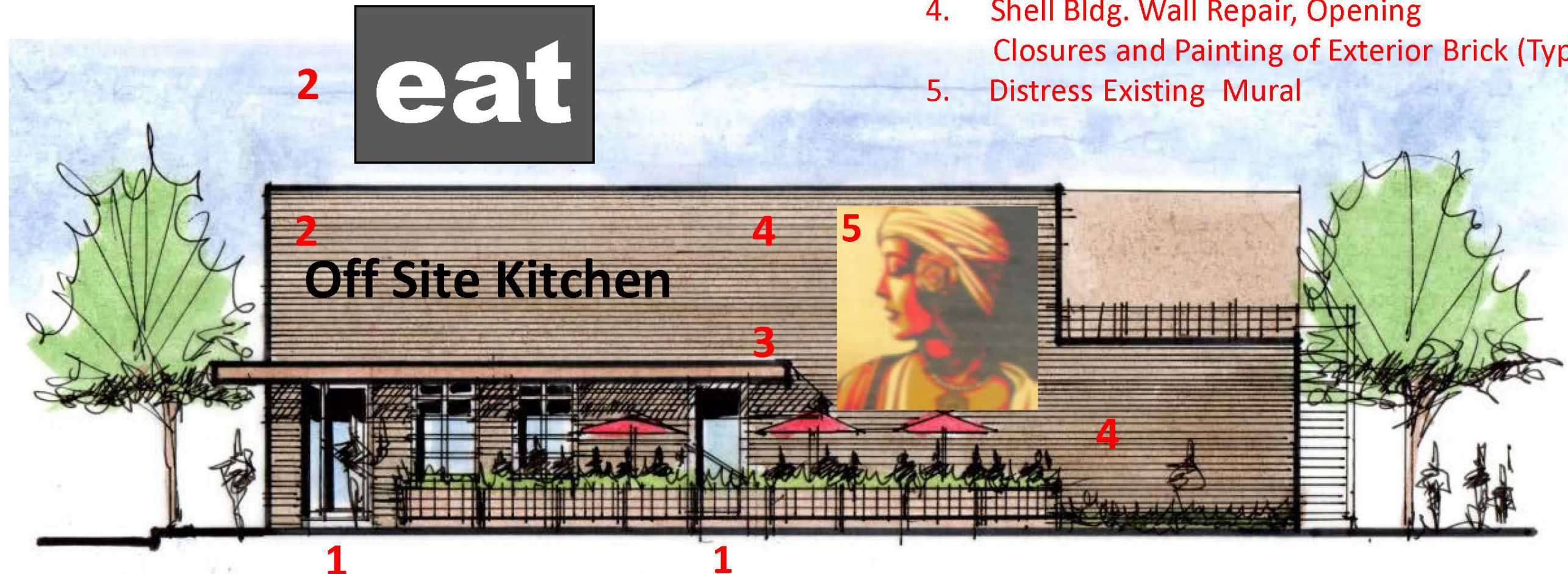


Existing Elevation



Improvements:

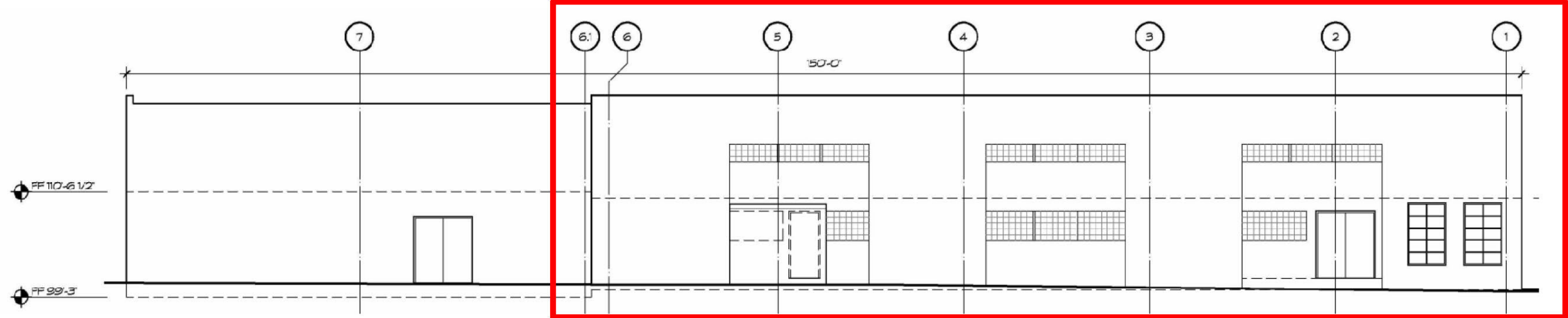
1. New Exterior Storefront Entrances
2. New Exterior Signage
3. New Wood & Metal Canopy
4. Shell Bldg. Wall Repair, Opening Closures and Painting of Exterior Brick (Typ.)
5. Distress Existing Mural



New Elevation

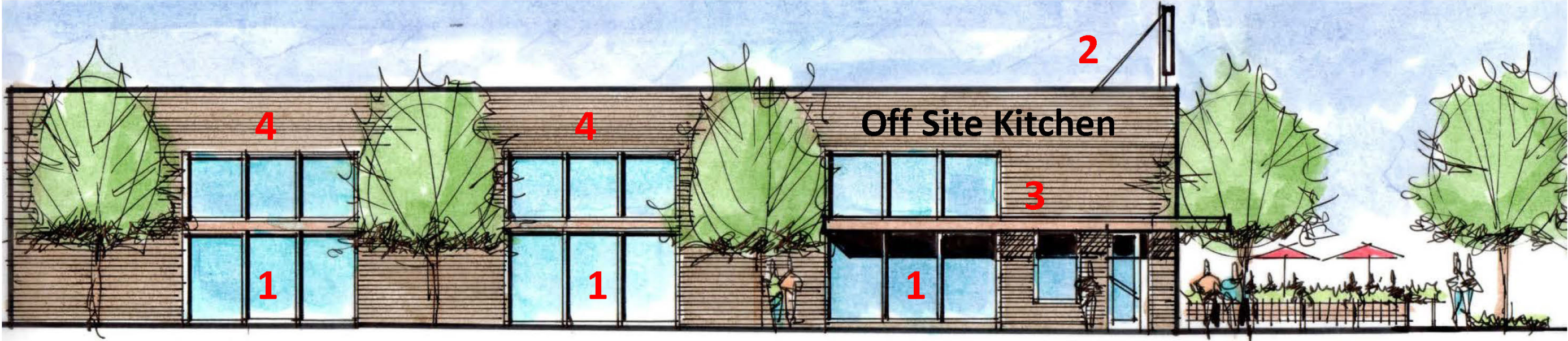
Exhibit D – Shell Building (East Elevation)

TRINITY GROVES – TIF EXHIBITS



Existing Elevation

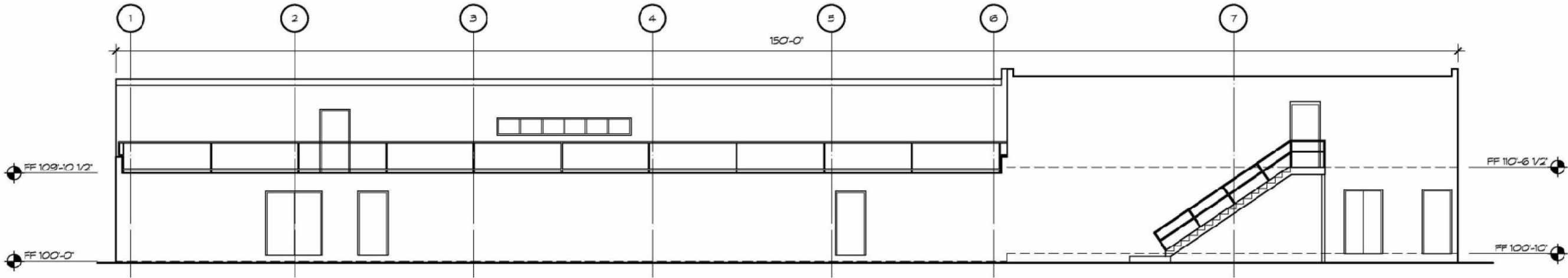
- Improvements:***
- 1. New Exterior Storefront Entrances
 - 2. New Exterior Signage
 - 3. New Wood & Metal Canopy
 - 4. Shell Bldg. Wall Repair, Opening Closures and Painting of Exterior Brick (Typ.)



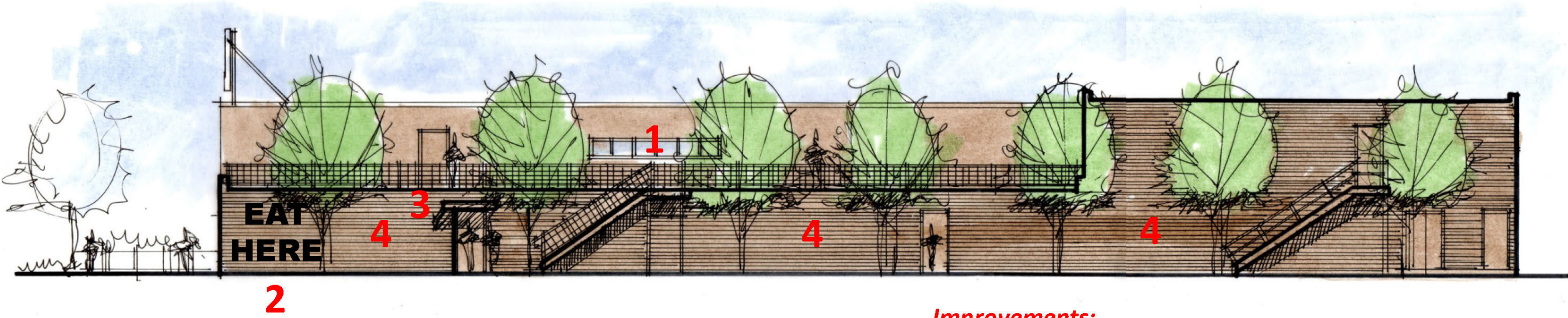
New Elevation

Exhibit D – Shell Building (South Elevation)

TRINITY GROVES – TIF EXHIBITS



Existing Elevation



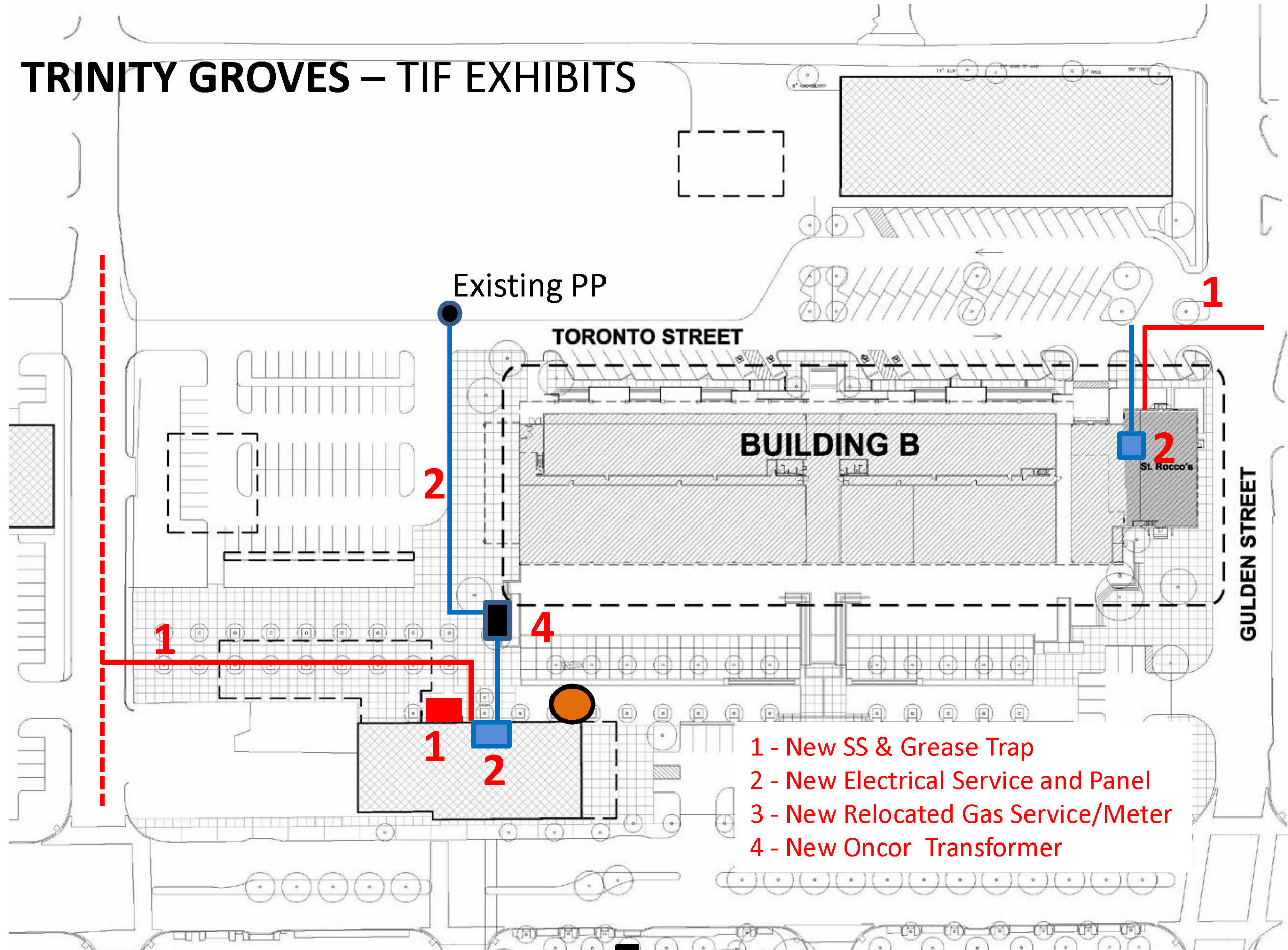
New Elevation

Improvements:

- 1. New Guardrails and Exit Stair as Required (TBD)
- 2. New Exterior Signage
- 3. New Wood & Metal Canopy
- 4. Shell Bldg. Wall Repair, Opening Closures and Painting of Exterior Brick (Typ.)

Exhibit D – Shell Building (North Elevation)

TRINITY GROVES – TIF EXHIBITS



- 1 - New SS & Grease Trap
- 2 - New Electrical Service and Panel
- 3 - New Relocated Gas Service/Meter
- 4 - New Oncor Transformer

Exhibit E - New Site Utilities/Shell Bldg. Services

Existing Building Transformations:



Before



After



Existing Building Transformations:



Before



After



Existing Building Transformations:



Before



After

Existing Building Transformations:



Before



After



Existing Building Transformations:



Before



Currently In-Progress



TRINITY GROVES

