

Applicable Urban Design Priorities Project Should Achieve

- [1] Considering traffic calming measures to slow traffic between Margaret Hunt Hill bridge and Sylvan Avenue that enhances pedestrian safety and walkability between the north and south parcels, and contributes to the long term identity of the street -

Proposed pedestrian improvements are encouraged continue across Singleton to visually link the larger Trinity Groves developments, calm traffic, and provide safe and logical pedestrian crossings.

Continued discussion is encouraged around the previously reviewed Phase II recommendations provided below.

City of Dallas

UDPRP Review Summary 1.24.14

Urban Design Peer Review Panel

Overview

Below is a summary of the Urban Design Peer Review Panel for Trinity Groves Phase II as derived from the January 24 Peer Review session.

Advice Summary

- [4] Current and future improvements on Singleton should be oriented toward further establishing the increased sense of unique place and identity already begun by the Trinity Groves development.
- [5] The UDPRP would like to see a presentation of proposed enhancements to Singleton Avenue in the near future.



Policy References

Forward Dallas!
Section 5 [urban design element]

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

West Dallas Urban Structure and Guidelines

Context Description

The site is located in West Dallas directly south of the neighborhood of La Bajada. The Continental pedestrian bridge and the Margaret Hunt Hill Bridge are located one block east of the development. The previously reviewed first phase of the development consisted of the adaptive reuse of existing buildings to create a venue for multiple restaurants and supporting landscape enhancements. The current proposal involves mixed use residential development on the south side of Singleton.

Specific considerations include introduction of ground floor retail along Singleton, and direct ground floor unit access along the street and along the linear green to the south.

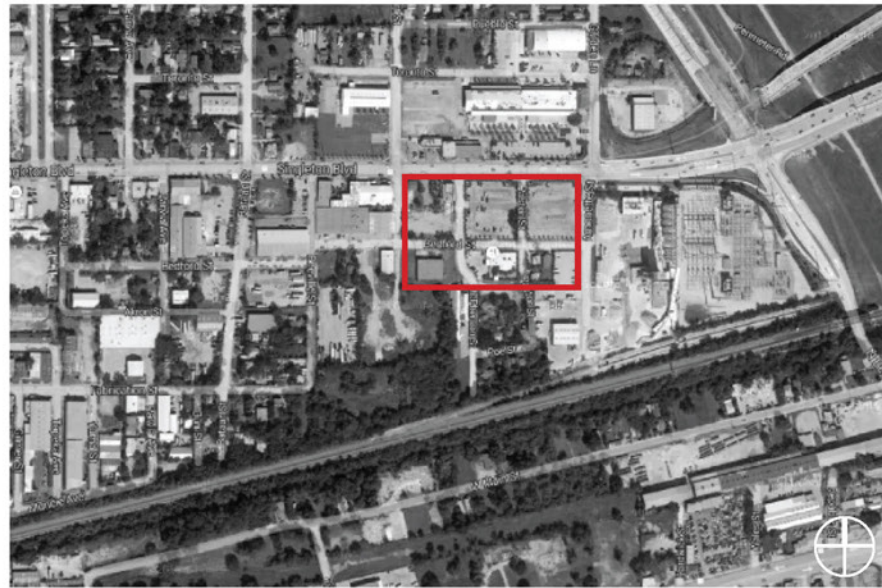
Trinity Groves Residential

Neighborhood:
West Dallas

Program:
Retail/ Residential

JHP

Architecture/Urban Design



TRINITY GROVES - Mixed Use I DALLAS, TEXAS

TIF APPLICATION PACKAGE

2014044.00

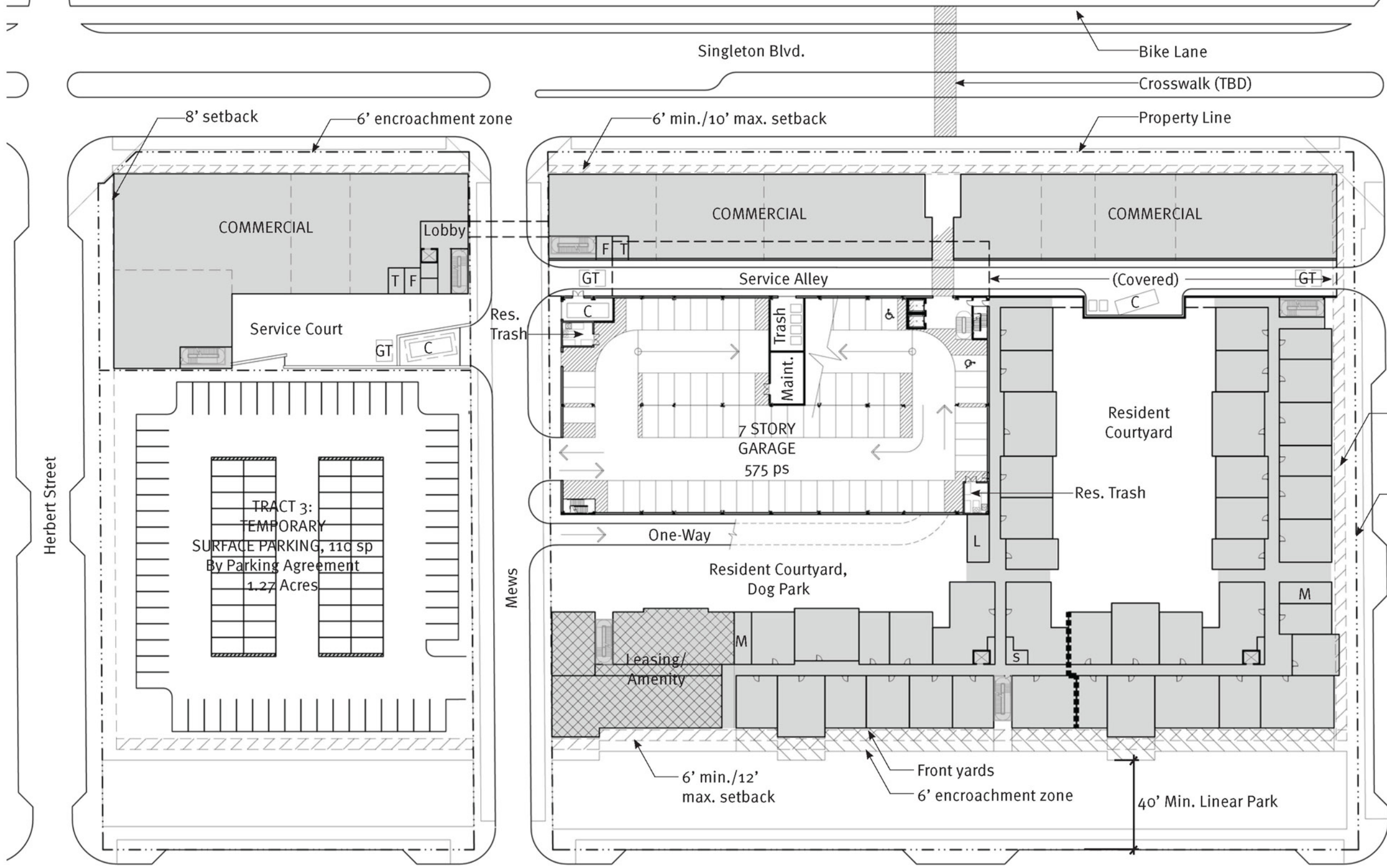
07.17.2014



TRACT 2
 64 Units
 14,200 SF Commercial
 0.58 Acres Net - 110 U/A
 185 parking spaces required
 (res: 80 ps, comm: 105 ps)

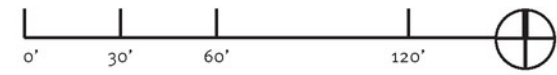
TRACT 1
 285 Units
 20,000 SF Commercial
 7,200 Leasing/Amenity
 3.51 Acres Net - 81 U/A
 490 parking spaces required (res: 335 ps, comm: 155 ps)

PROJECT DATA	
Units:	349 Units
Leasing/Am.:	7,200 SF
Commercial:	34,200 SF
Parking Req.:	675 spaces (Res: 415 ps Comm: 260 ps)
Parking Prov.:	685 spaces
Density:	4.09 Acres Net 85 Units/Acre
Semi-private Open space Required:	17,450 SF
Provided:	23,000 SF
Private Open Space:	75% units with balcony, patio, or doorguard
PD 891	06.19.2013



6' min./12' max. setback
 6' encroachment zone

--- Tenant Demising -
 Interim only, not based
 on a LOI

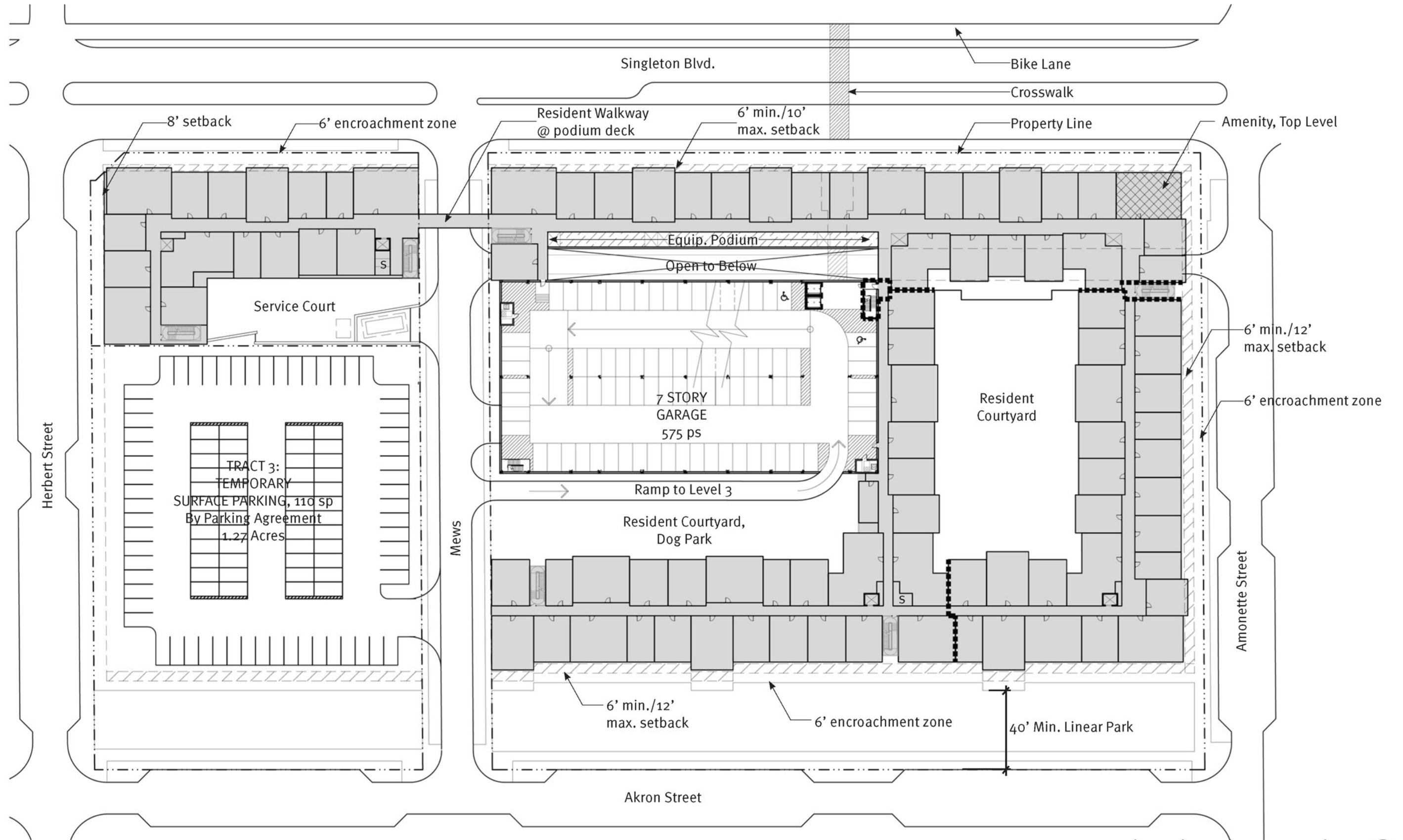


Trinity Groves - Mixed Use I
 Dallas, Texas



Ground Floor

07.17.2014 | 2014044.00 cc
 Copyright © JHP 2014
 Not for Regulatory Approval, Permit or Construction: J. Mark Wolf
 Registered Architect of State of Texas, Registration No. 9129

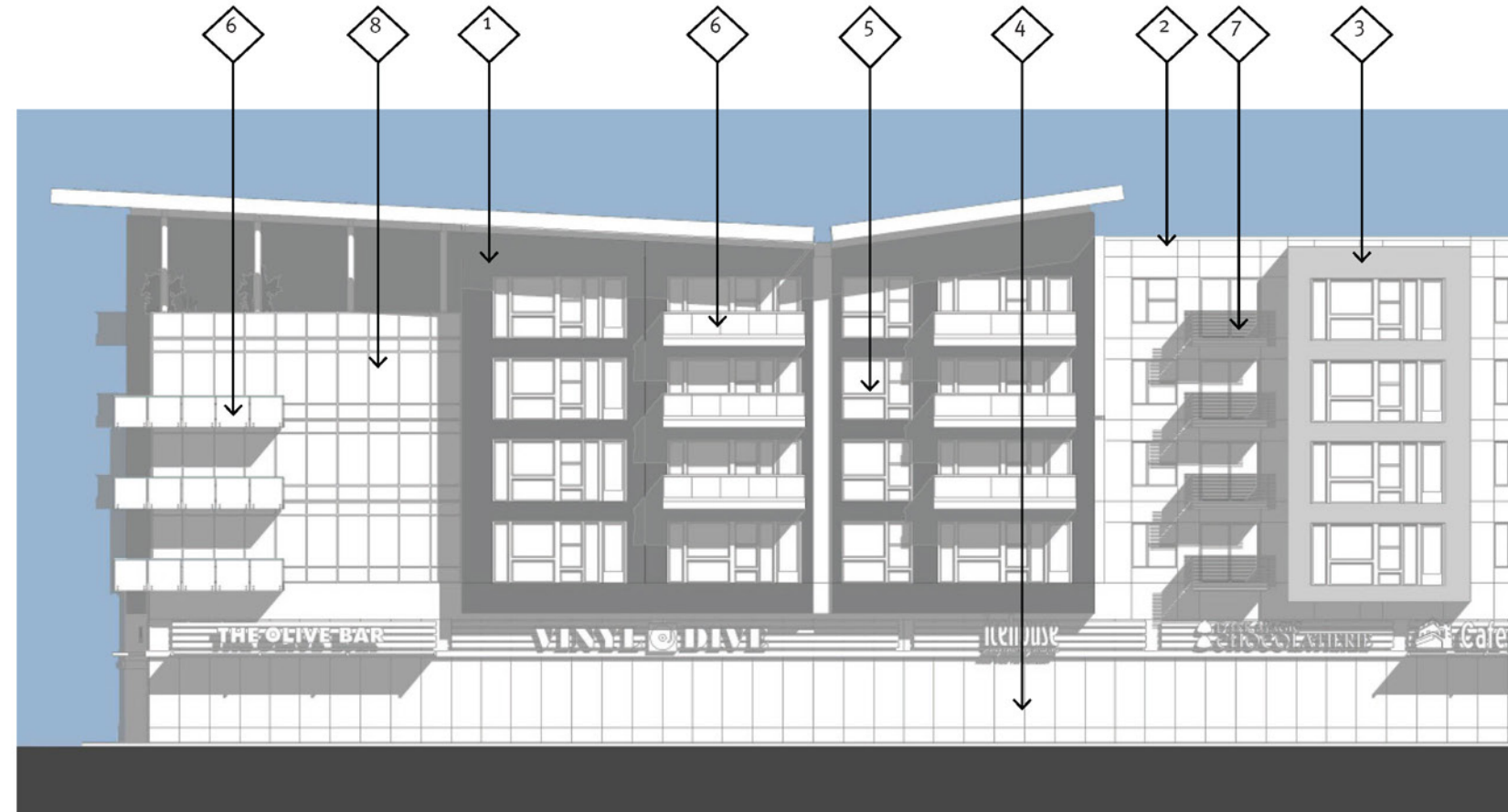




01 Singleton Elevation



02 Herbert Elevation

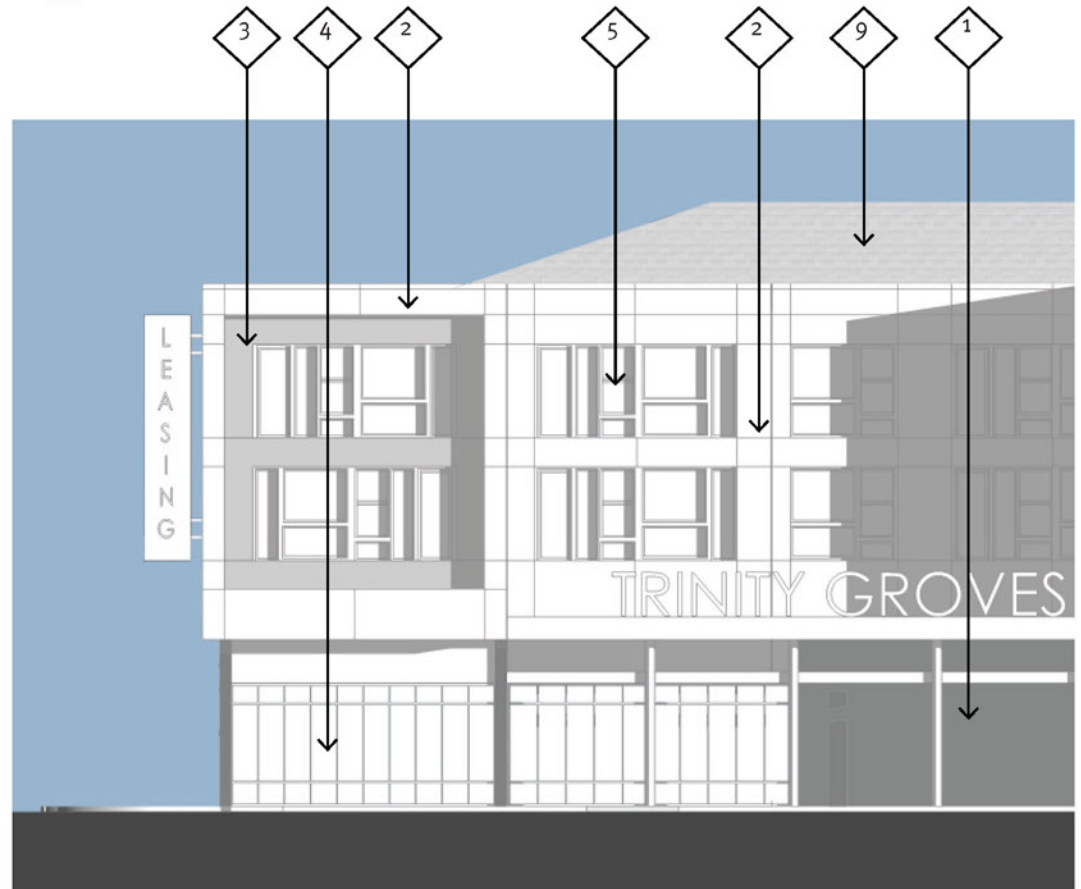


03 Materials

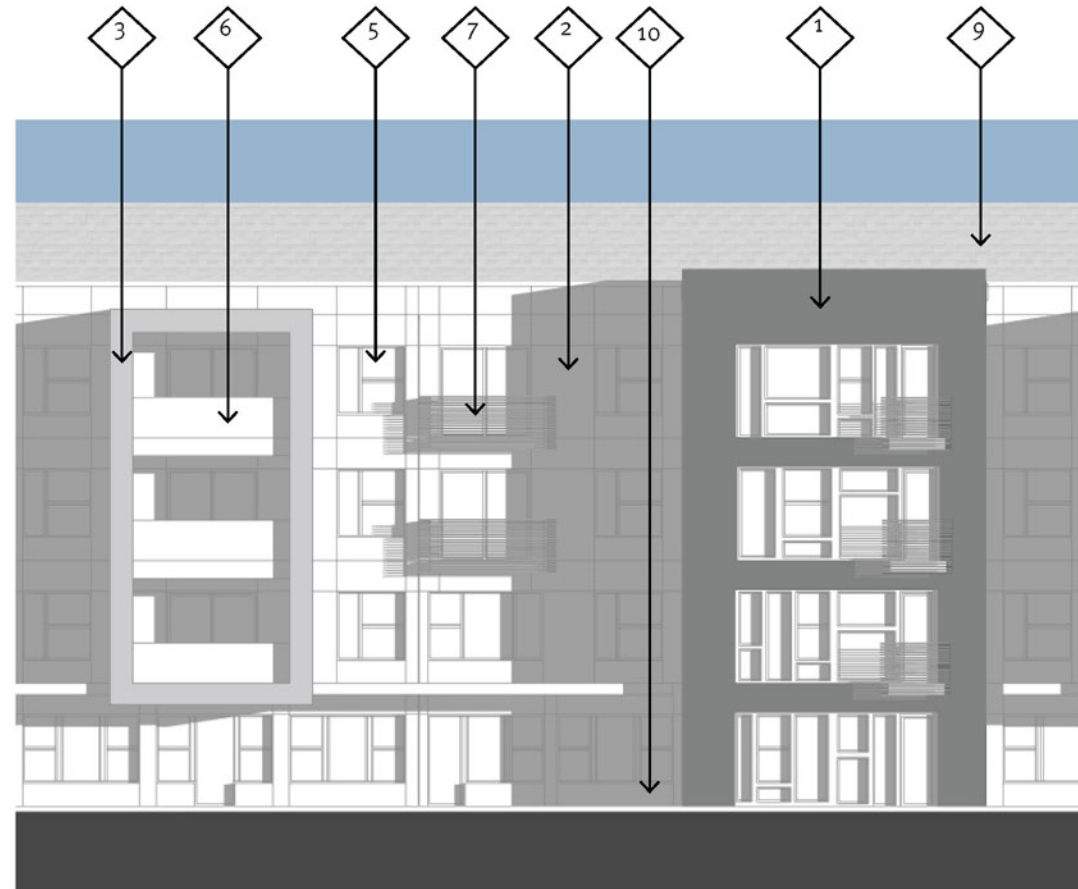
MATERIAL KEY	
1	Face Brick
2	PC Plaster
3	Cementitious Panels
4	Storefront (N.I.C.)
5	Residential Windows
6	Glass Rail Balcony
7	Metal Rail Balcony
8	Curtain Wall
9	Composite Shingle
10	Metal Panel



01 Akron Elevation



02 Materials

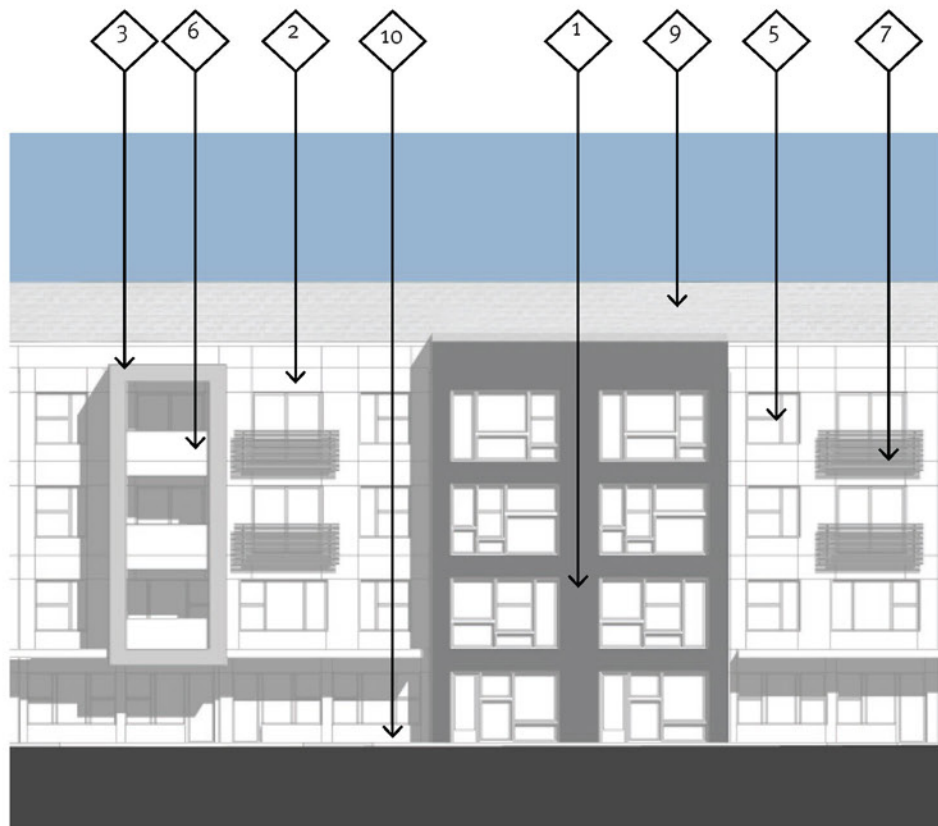


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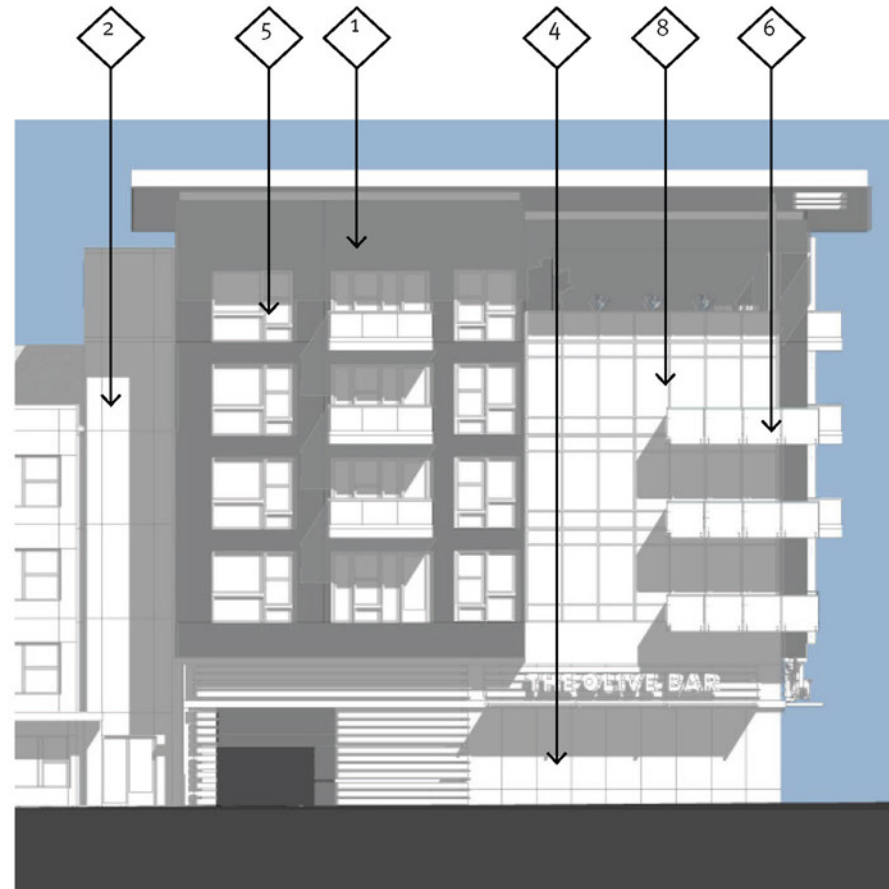
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01 Amonette Elevation



02 Materials

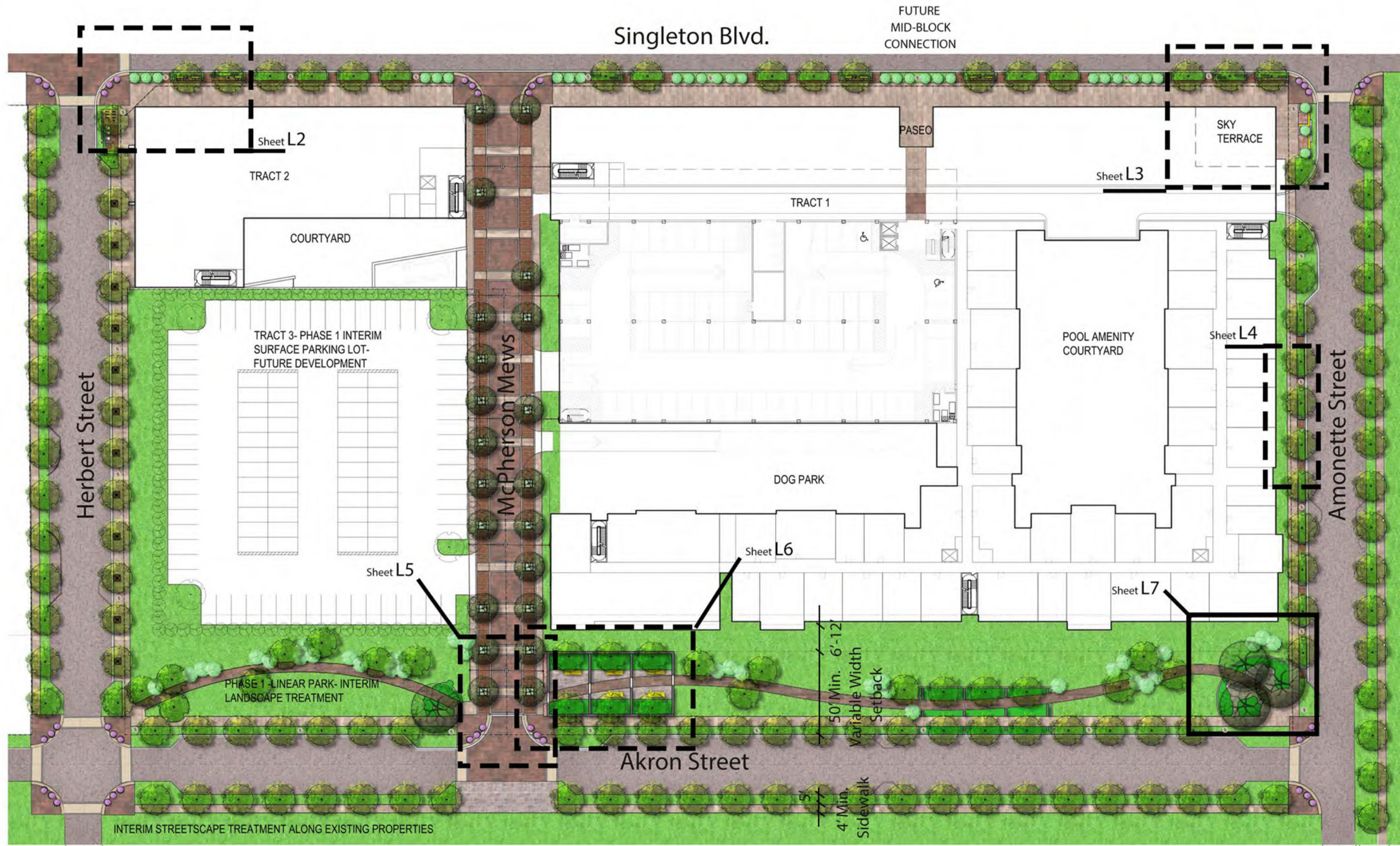


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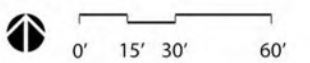
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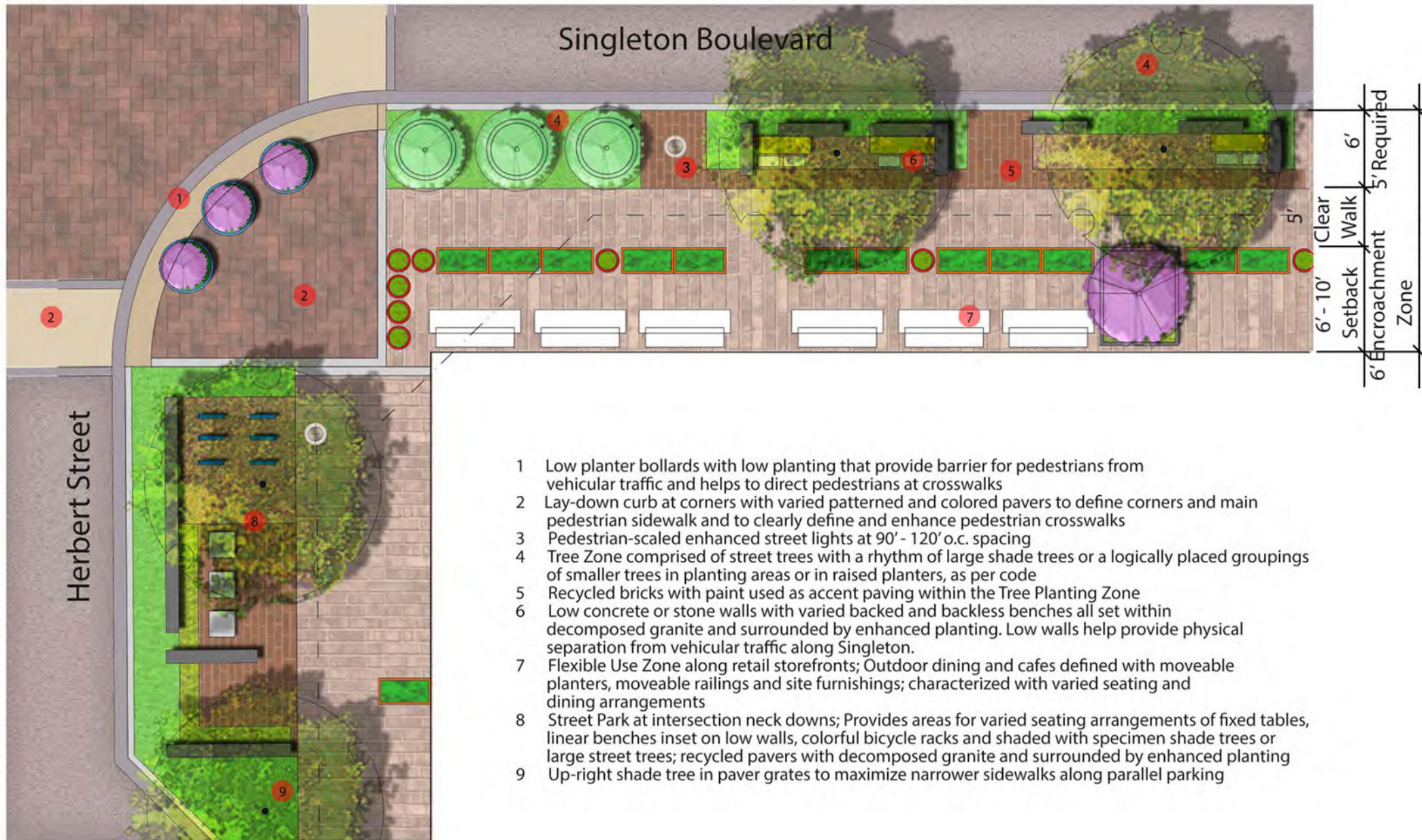






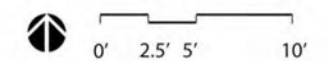
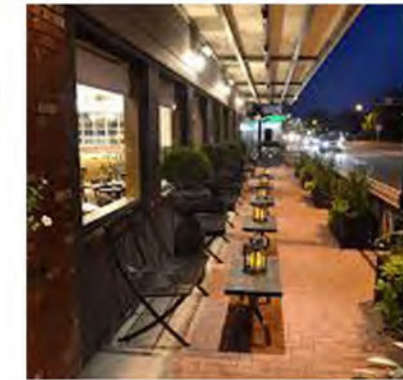
All sidewalk sections conform with dimensional requirements of PD891





- 1 Low planter bollards with low planting that provide barrier for pedestrians from vehicular traffic and helps to direct pedestrians at crosswalks
- 2 Lay-down curb at corners with varied patterned and colored pavers to define corners and main pedestrian sidewalk and to clearly define and enhance pedestrian crosswalks
- 3 Pedestrian-scaled enhanced street lights at 90° - 120' o.c. spacing
- 4 Tree Zone comprised of street trees with a rhythm of large shade trees or a logically placed groupings of smaller trees in planting areas or in raised planters, as per code
- 5 Recycled bricks with paint used as accent paving within the Tree Planting Zone
- 6 Low concrete or stone walls with varied backed and backless benches all set within decomposed granite and surrounded by enhanced planting. Low walls help provide physical separation from vehicular traffic along Singleton.
- 7 Flexible Use Zone along retail storefronts; Outdoor dining and cafes defined with moveable planters, moveable railings and site furnishings; characterized with varied seating and dining arrangements
- 8 Street Park at intersection neck downs; Provides areas for varied seating arrangements of fixed tables, linear benches inset on low walls, colorful bicycle racks and shaded with specimen shade trees or large street trees; recycled pavers with decomposed granite and surrounded by enhanced planting
- 9 Up-right shade tree in paver grates to maximize narrower sidewalks along parallel parking

All sidewalk sections confirm with dimensional requirements of PD891

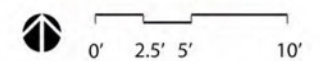


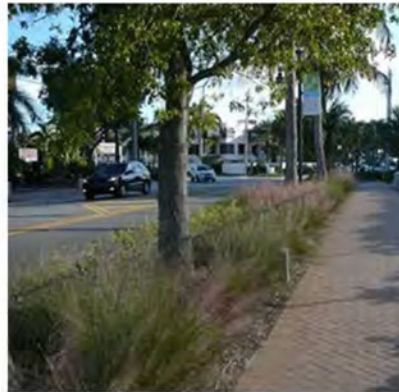
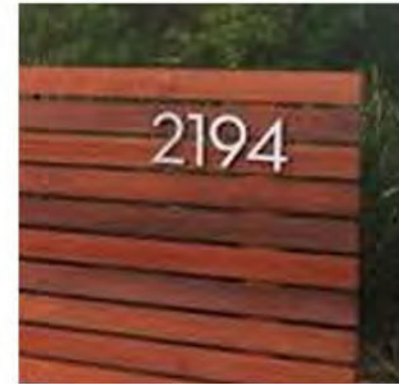
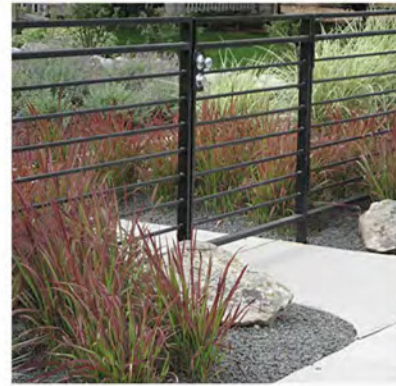
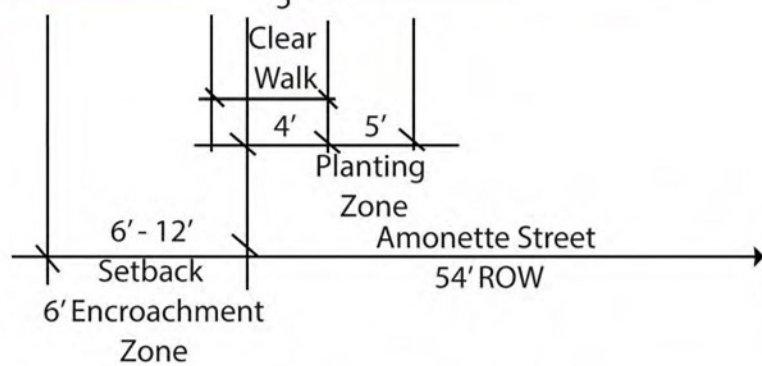
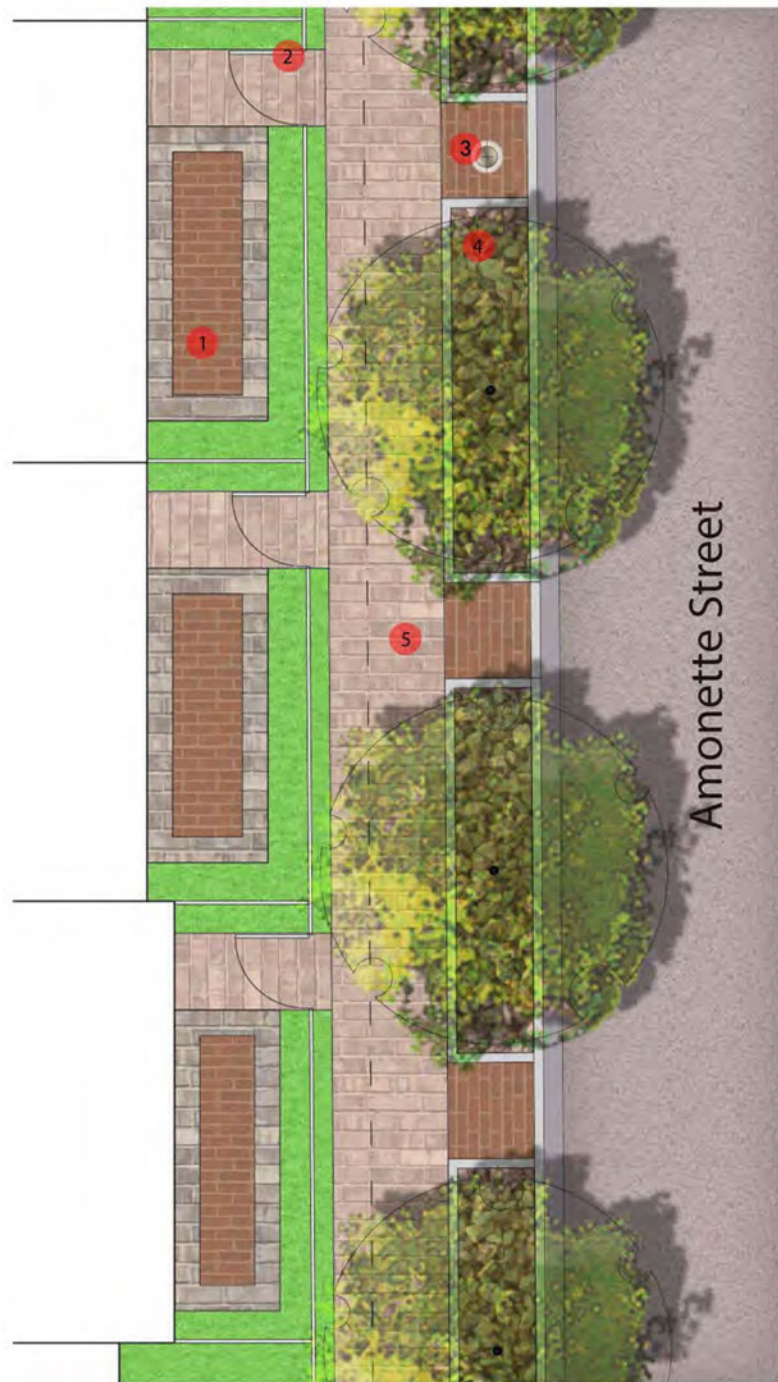
Singleton Boulevard



All sidewalk sections confirm with dimensional requirements of PD891

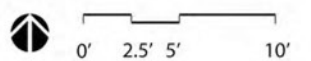
Amonette Street

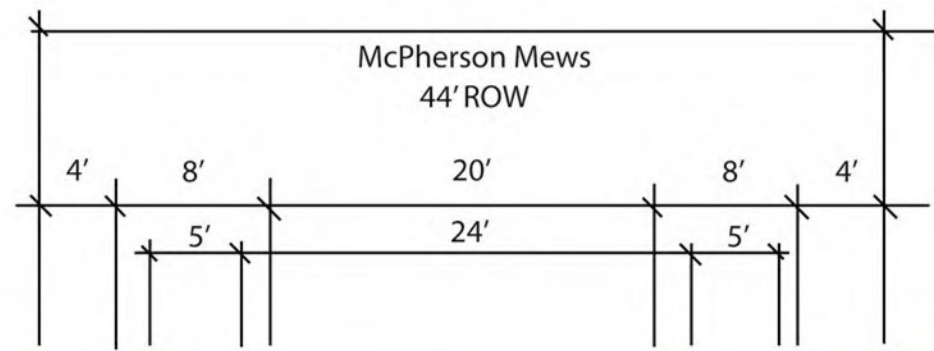




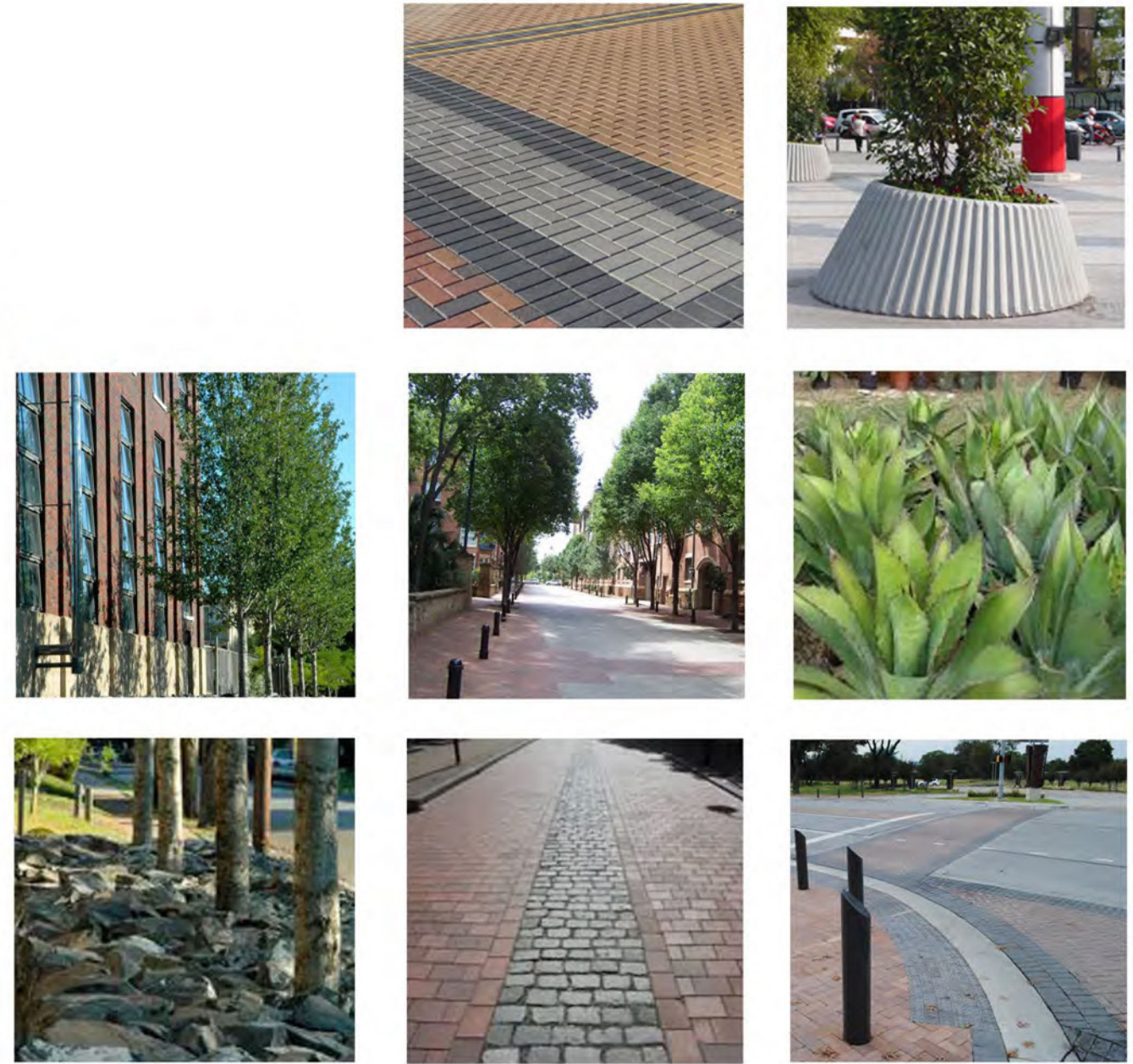
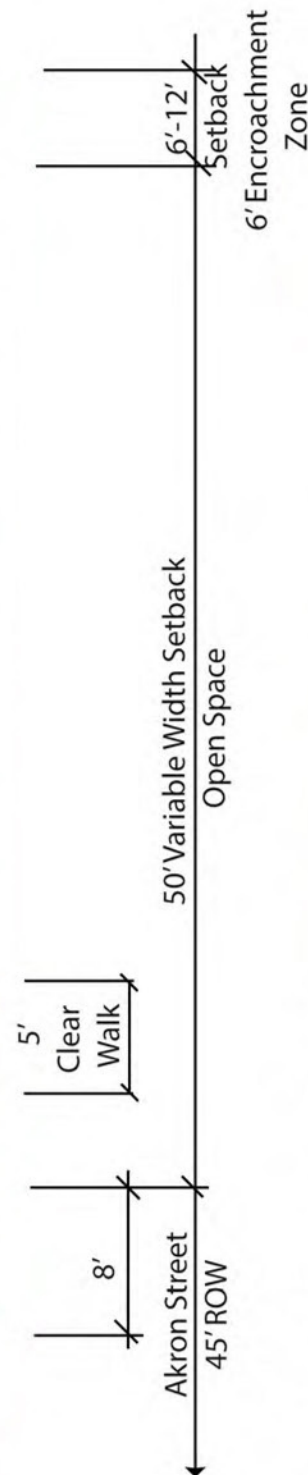
- 1 Live Work Studio residential units with front entry courtyard of recycled paver "rugs" set within paver courtyard
- 2 Fenced front private yards at entry courtyards with open railing, low wood slat fences to match building detailing with evergreen hedge and enhanced plantings
- 3 20' ht pedestrian street light at 90' - 120' o.c. spacing set within accent bands of recycled pavers with paint
- 4 Street tree zone with large upright shade trees. i.e. Urbanite Ash at 25' - 30' o.c spacing as per code
- 5 Enhanced 4' minimum width brick sidewalks

All sidewalk sections confirm with dimensional requirements of PD891



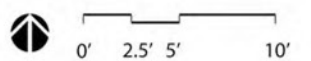


Akron Street



- 1 Low planted pot bollards that provide a protective barrier for pedestrians from vehicular traffic and direct pedestrian at crosswalks
- 2 Lay-down curb at corners with varied patterned and colored pavers to define corners and pedestrian sidewalks and crosswalks
- 3 Transplanted Urbanite Ash along Akron Street
- 4 Patterned sidewalks and drive lanes within Mews or enhanced pavers
- 5 Upright shade tree i.e. Pond Cypress or Highrise Live Oaks set within 5' x 5' curbed tree well with chunky rock mulch and textured planting within rock mulch joints
- 6 Pendant lights suspended with wires supported from metal poles or attached to adjacent buildings; 16' minimum clearance height; +/- 75' o.c. spacing through Mews
- 7 Tree zones and parallel parking defined with recycled pavers with 8' wide parallel parking zone
- 8 Akron Street Open Space - refer to Site Plan Concept and plan Enlargements of Park

All sidewalk sections confirm with dimensional requirements of PD891

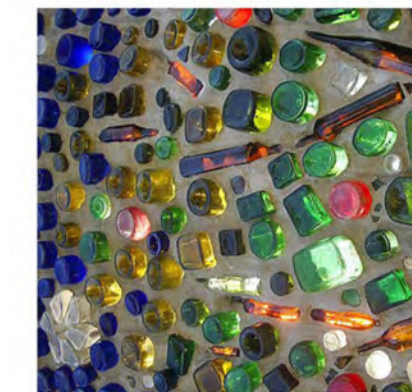
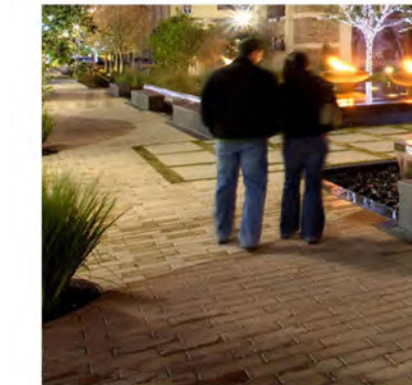


McPherson Mews

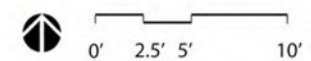


- 1 Upright shade tree in curbed 5' x 5' curbed tree well with chunky rock mulch and textured planting
- 2 Enhanced paver perimeter sidewalks paralleled by decomposed granite border around portal and serpentine paver walks providing linear pedestrian link through Open Space
- 3 Flagstone with decomposed granite or rock joints provide informal paved seating areas
- 4 Grove of specimen Pond Cypress and under planted with enhanced native and adapted evergreen and perennial planting
- 5 Decorative benches characterized by mosaics or recycled materials
- 6 Low concrete walls with concrete bands bisecting paver walk
- 7 Illuminated lighting elements placed at Portal entrances and which repeat throughout Open Space

Akron Street



All sidewalk sections confirm with dimensional requirements of PD891





Amonette Street

- 1 Serpentine paver walk through Akron Street Open Space provides linear pedestrian link through District
- 2 Open lawns with subtle graded berms throughout the Open Space
- 3 Three specimen relocated Live Oaks or similar set in informal planting of native and adapted evergreen and perennial plants
- 4 Informal flagstone seating area furnished with custom benches and illuminated with sculptural lighting elements
- 5 Portal seating area bordered with concrete band to define area

All sidewalk sections confirm with dimensional requirements of PD891

