

## Applicable Urban Design Priorities that Project Should Achieve

- [1] **Introduce and reinforce an engaged and active street presence along the Park Lane building frontage -**  
As the primary building frontage, the public realm along park Lane should introduce a highly active and inviting street presence that positively impacts the neighborhood and informs future development and circulation networks.
- [2] **The internal drive should be designed to be used as a flexible and highly active space that captures multiple and varied types of activity -**  
Locate building entrances and active pedestrian zones along the internal street adjacent to the library to allow for a flexible plaza-like space designed primarily for pedestrian uses while minimizing auto uses
- [3] **Emphasize the street presence of the library component where it directly touches Park Lane to highlight its public nature and maximize engagement with the street -**  
Library street frontage should emphasize an active public realm and engage the passing pedestrian. The street presence should advertize the public nature of the library component of the project.
- [4] **Emphasize the pedestrian link into the site from Ridgcrest Road as an obvious and inviting primary pedestrian path to the library, and into the development -**  
The Ridgcrest Road street frontage is located along a direct pedestrian path from the Jack Lowe Elementary School. As such, the pedestrian passage beneath the residential bar above should emphasize an inviting and well lit pedestrian experience.
- [5] **Reinforce a pedestrian friendly street presence along Ridgcrest Road, screening services and articulating the facade along non active uses -**  
Ground level parking beneath the residential bar along Ridgcrest should be screened from the public realm. The Ridgcrest street presence should reinforce an inviting public realm and encourage a comfortable pedestrian experience.



## Policy References

Forward Dallas!  
Section 5 [urban design element]

TIF Urban Design Guidelines  
Part III, Part IV [Vickery Meadow]

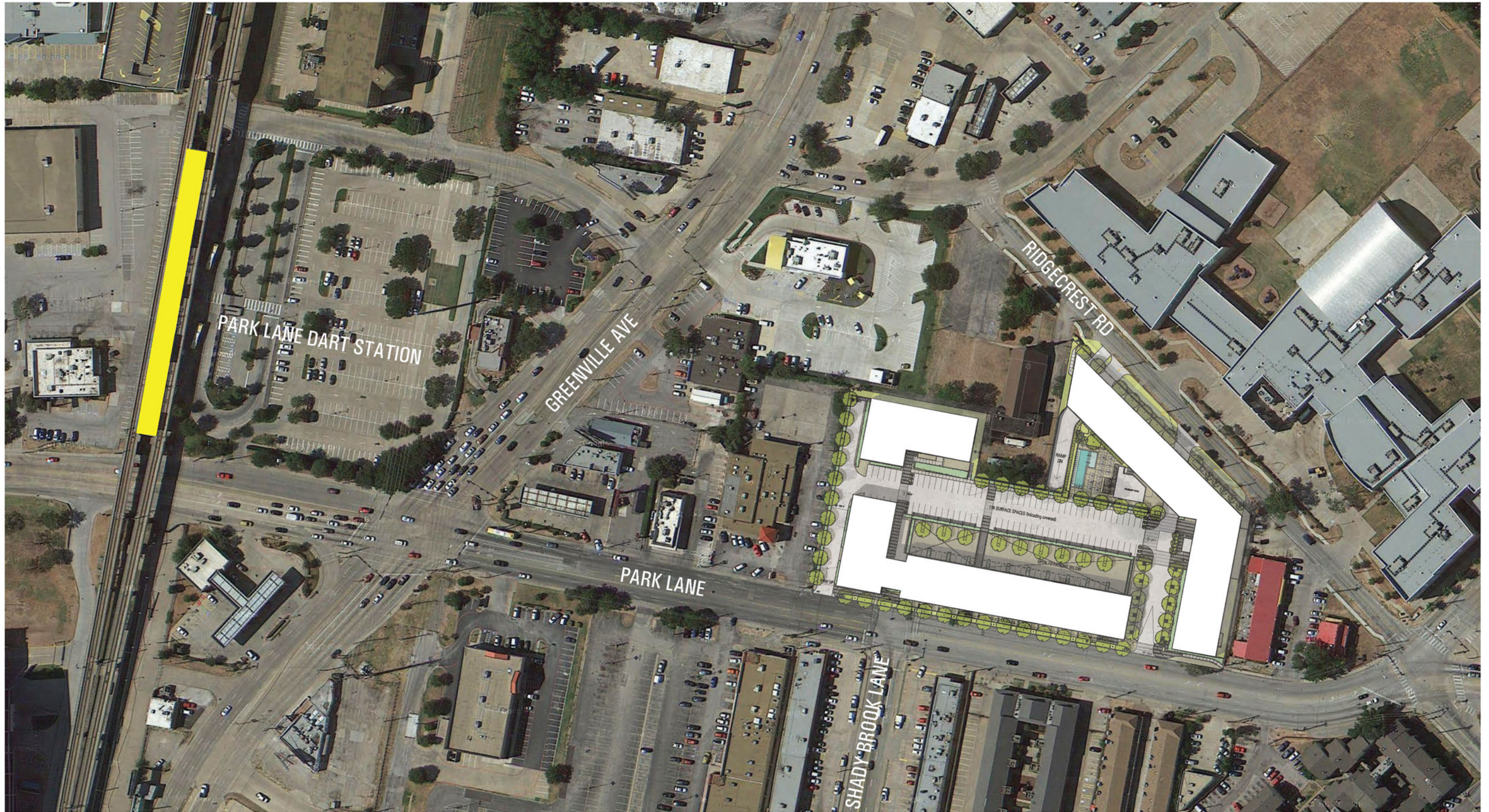
## Context Description

The site is located in the Vickery Meadows neighborhood east of north park center near the intersection of Park Lane, Ridgcrest and Fair Oaks avenue. The proposal is a response to a joint RFP issued from The City of Dallas Office of Economic Development and the Dallas Public Library. As proposed the project will be a mixed use development consisting of retail, a mix of affordable and market rate multifamily units, and a Dallas Public Library at the ground level.

Key considerations for the development are introducing and active public realm along Park Lane, reinforcing a strong street presence for the library and retail components, and emphasizing a safe and inviting connection through the site to Ridgcrest Road and the adjacent schools.

**Vickery Meadow  
Mixed Use Library**  
Neighborhood:  
Vickery Meadow

Program:  
Housing units: 246  
Retail: 13,172 sf  
Library: 18,500 sf



## SITE CONTEXT

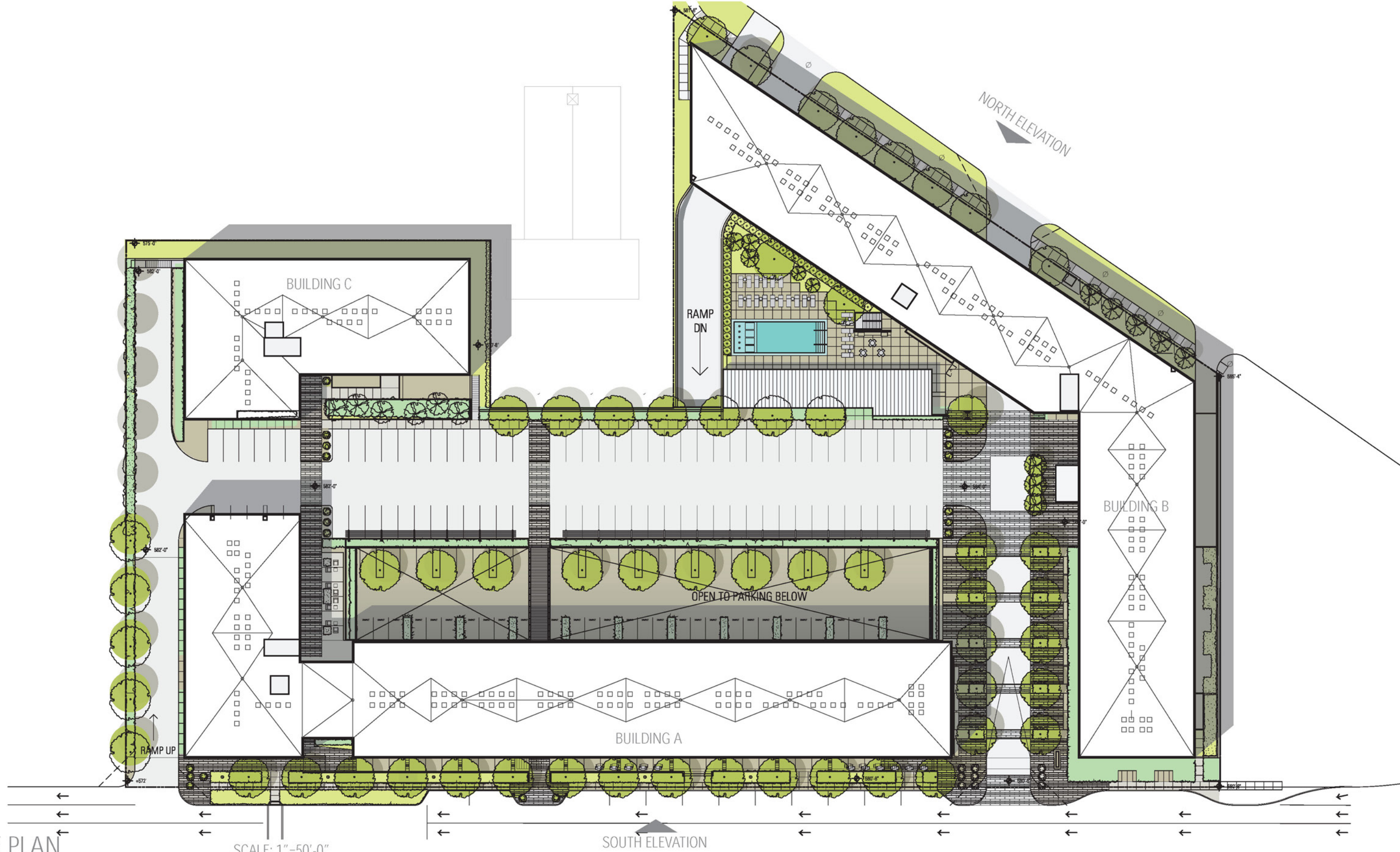
8255 LOFTS  
8255 PARK LANE, DALLAS, TX  
PEER REVIEW 25 APRIL 2014



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1925 San Jacinto Street #300  
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SITE PLAN

SCALE: 1"=50'-0"

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**LEGEND**

- RESIDENTIAL AMENITIES
- LIBRARY
- RETAIL
- PARKING

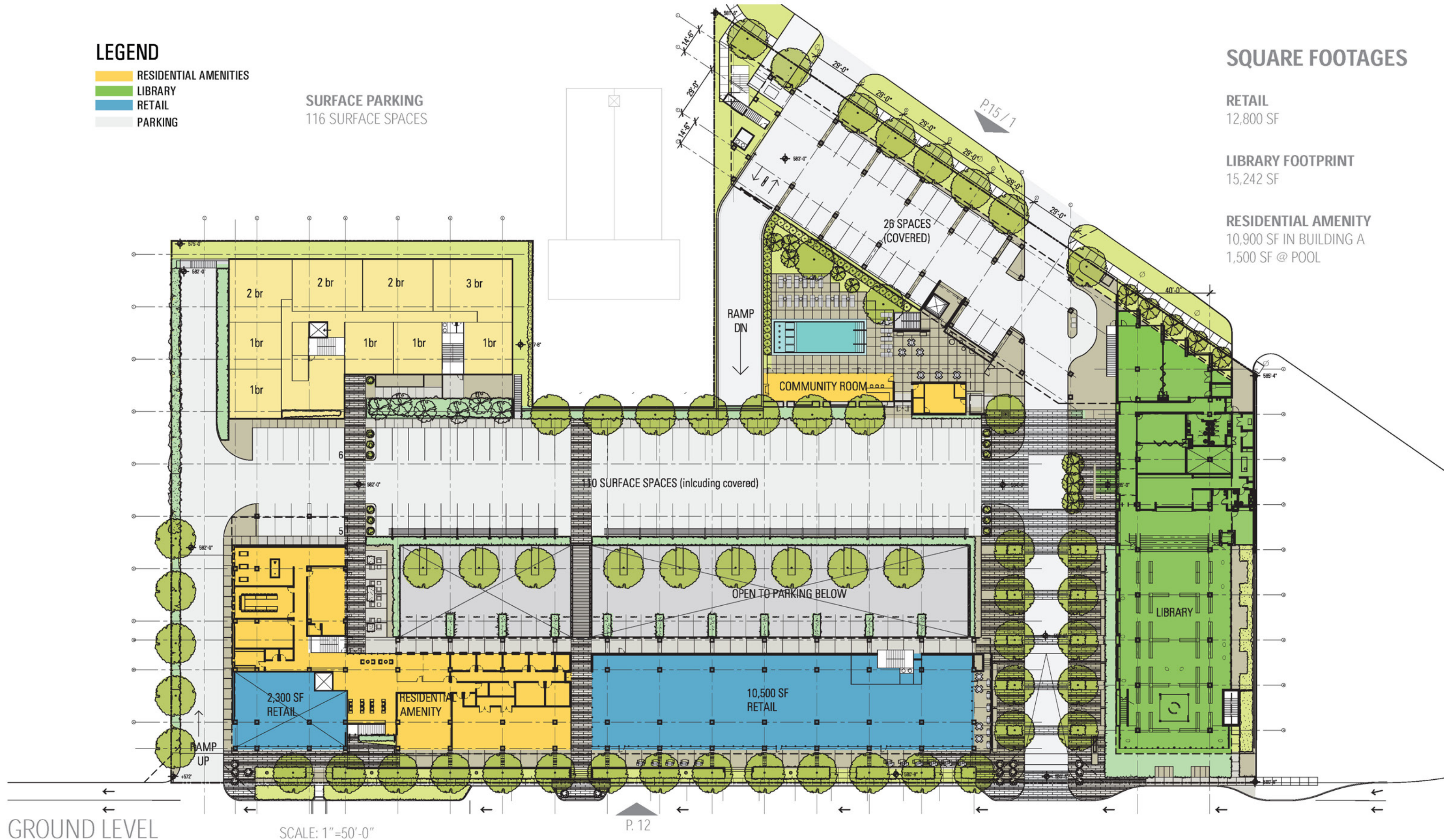
**SURFACE PARKING**  
116 SURFACE SPACES

**SQUARE FOOTAGES**

**RETAIL**  
12,800 SF

**LIBRARY FOOTPRINT**  
15,242 SF

**RESIDENTIAL AMENITY**  
10,900 SF IN BUILDING A  
1,500 SF @ POOL



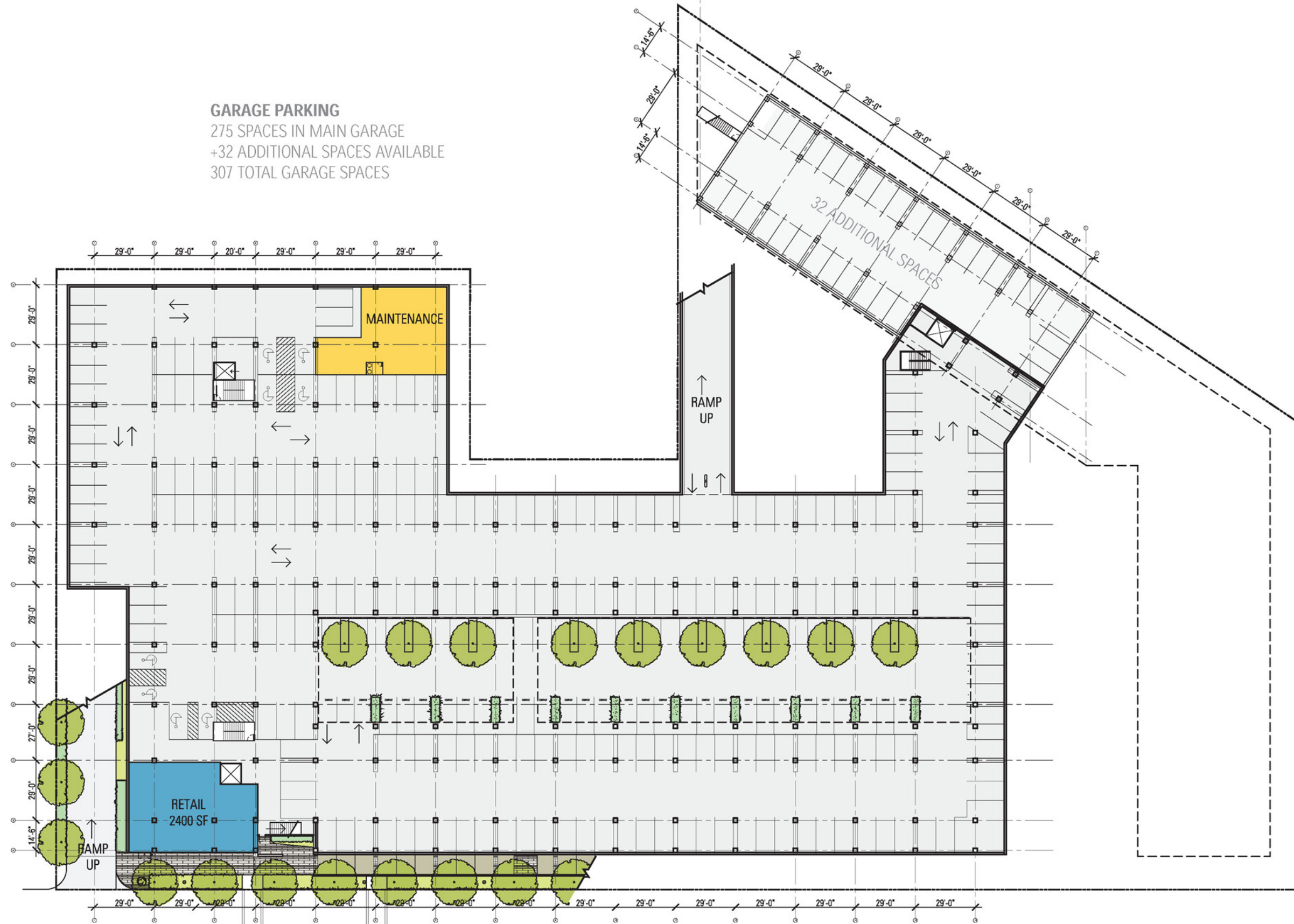
GROUND LEVEL

SCALE: 1"=50'-0"

P. 12



**GARAGE PARKING**  
 275 SPACES IN MAIN GARAGE  
 +32 ADDITIONAL SPACES AVAILABLE  
 307 TOTAL GARAGE SPACES



REQUIRED PARKING	
UNIT	SPACES REQ'D
1 BR	1.15
2 BR	1.65
3 BR	2

RETAIL 1 PER 200 SF  
 LIBRARY 1 PER 500 SF

\*15% REDUCTION ALLOWED  
 DUE TO TRANSIT ORIENTED  
 DEVELOPMENT

**CALCULATION**

UNITS	SPACES REQ'D
145 1 BR	167
85 2 BR	140
16 3 BR	32
	<b>339</b>

-15%  
**289 SPACES**

RETAIL 13,172 SF 66  
 -15%  
**56 SPACES**

LIBRARY 18,500 37  
 -15%  
**32 SPACES**

TOTAL REQUIRED PARKING: **377**

PROVIDED:	
SURFACE:	116
GARAGE:	307
	<b>423</b>

PARKING LEVEL

SCALE: 1"=50'-0"

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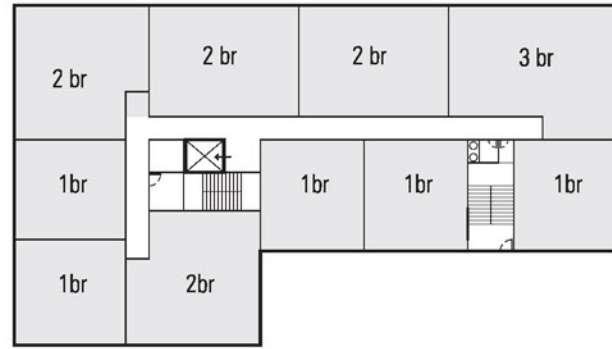
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**BUILDING A**  
 1 BEDROOM UNITS: 64  
 2 BEDROOM UNITS: 32  
 3 BEDROOM UNITS: 12  
 TOTAL UNITS: 108

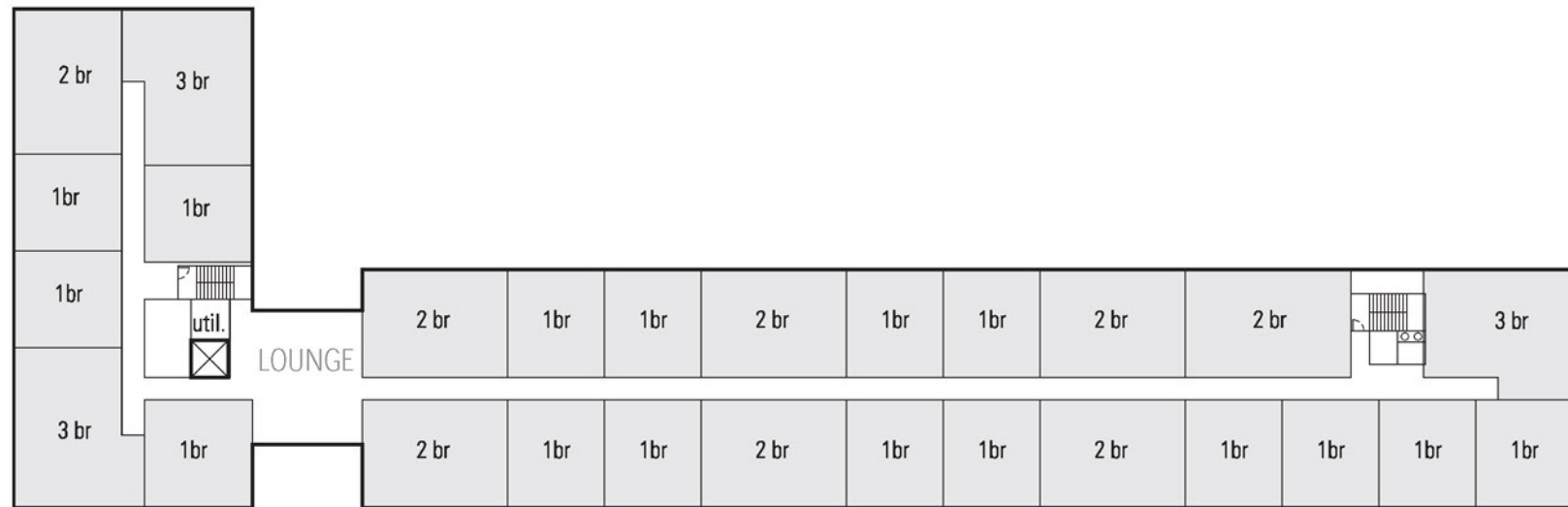
**BUILDING B**  
 1 BEDROOM UNITS: 61  
 2 BEDROOM UNITS: 38  
 3 BEDROOM UNITS: 0  
 TOTAL UNITS: 99

**BUILDING C**  
 1 BEDROOM UNITS: 20  
 2 BEDROOM UNITS: 15  
 3 BEDROOM UNITS: 4  
 TOTAL UNITS: 39

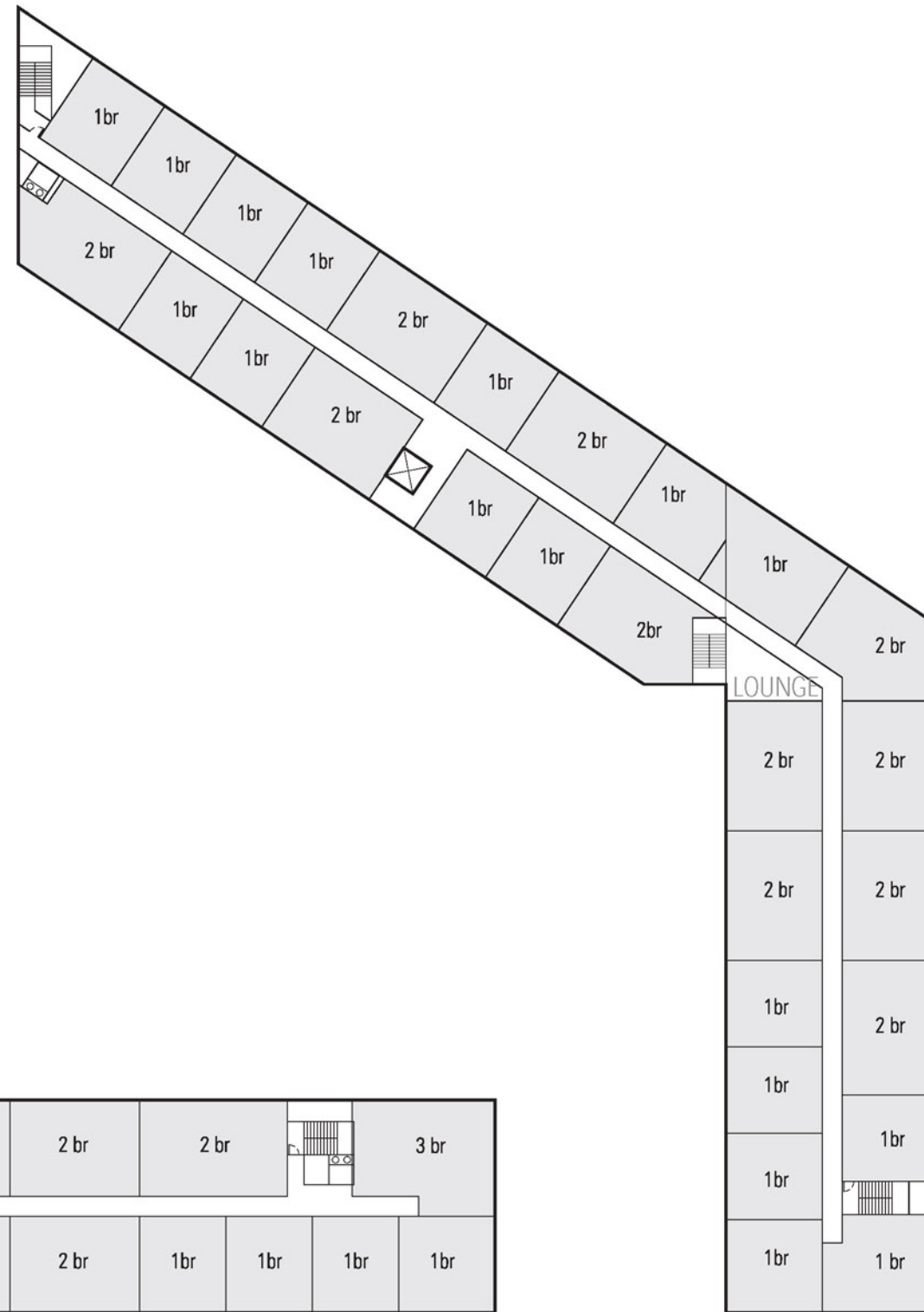
**TOTALS**  
 1 BEDROOM UNITS: 145  
 2 BEDROOM UNITS: 85  
 3 BEDROOM UNITS: 16  
**TOTAL UNITS: 246**



BUILDING C



BUILDING A



BUILDING B

**RENTABLE SQUARE FOOTAGE**

**1 BEDROOM UNITS**  
 691 SF @ 145 UNITS: 100,195 SF  
**2 BEDROOM UNITS**  
 1,067 SF @ 85 UNITS: 90,695 SF  
**3 BEDROOM UNITS**  
 1,314 SF @ 16 UNITS: 21,024 SF  
**TOTAL:** 211,914 SF

**GROSS RESIDENTIAL SQUARE FOOTAGE**

**BUILDING A** 122,520 SF  
**BUILDING B** 106,640 SF  
**BUILDING C** 46,460 SF  
**TOTAL:** 275,621 SF

RESIDENTIAL LEVEL L3-L5 SCALE: 1"=50'-0"



LANDSCAPE PLAN

SCALE: 1"=50'-0"

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SOUTH ELEVATION

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## NORTH ELEVATION

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LIBRARY STREET VIEW

INTERIOR STREET

VICKERY MEADOW BRANCH LIBRARY

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## PARK LANE VIEW

### 8255 LOFTS

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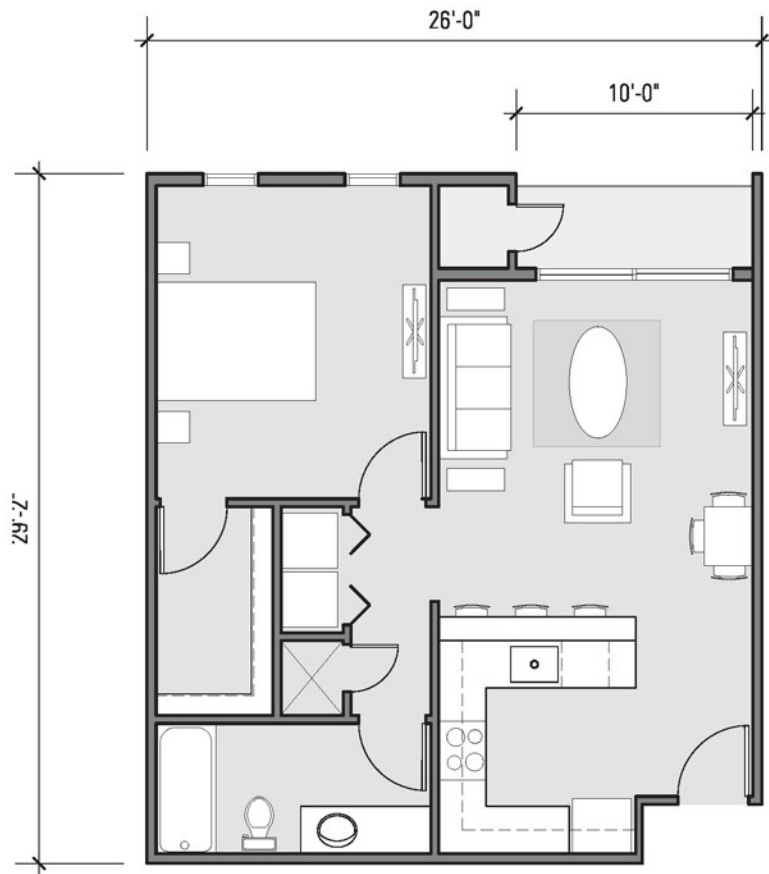


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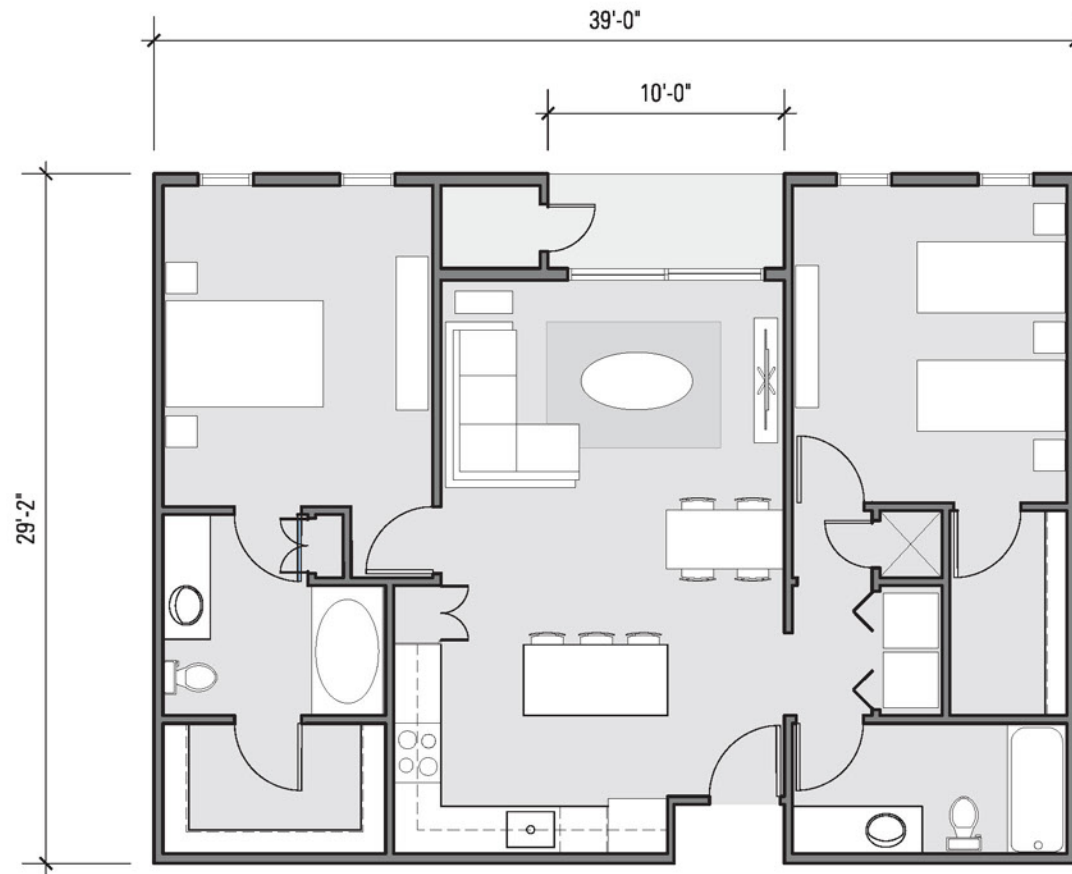
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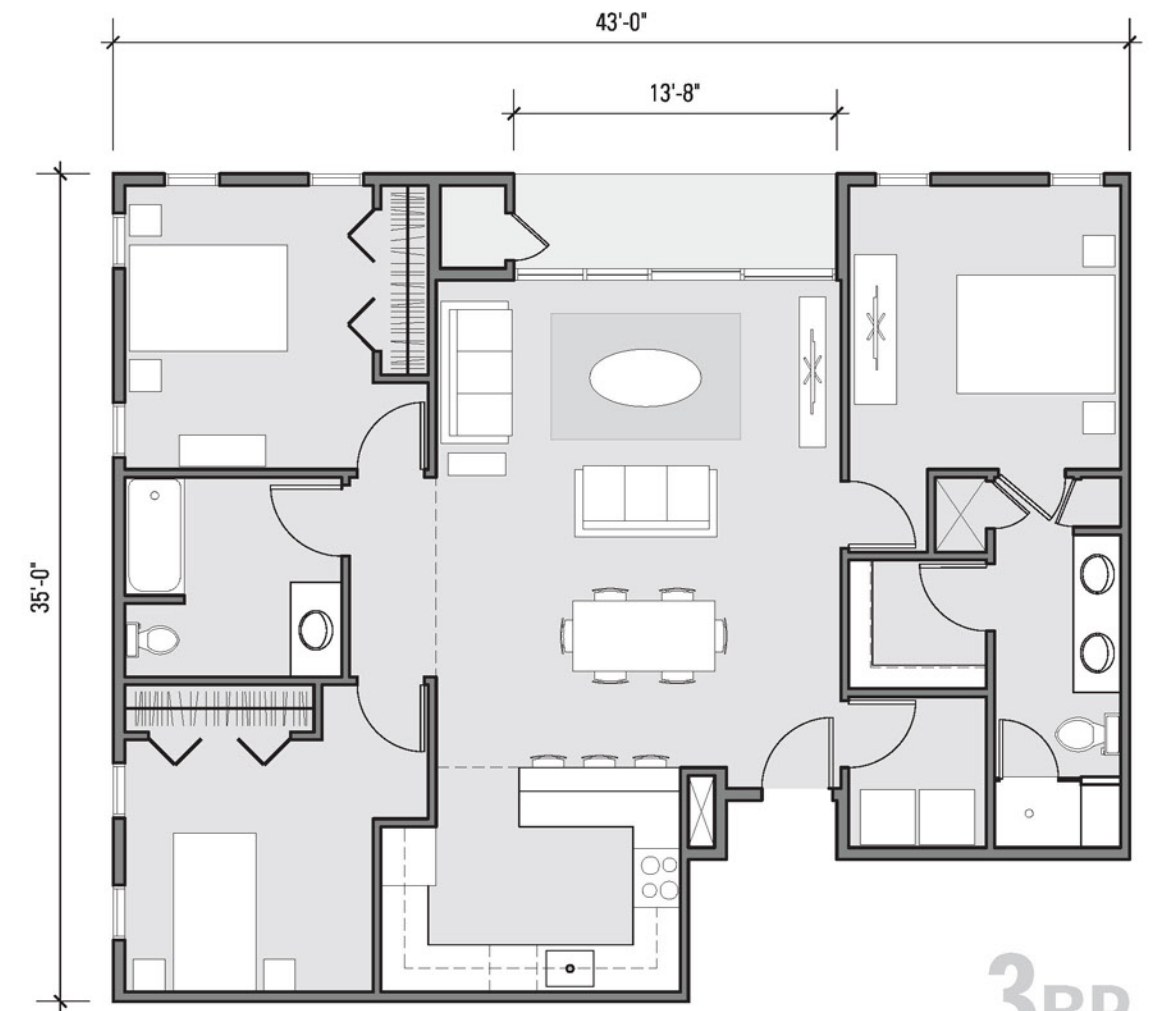
## 1BR

MARKET RENTABLE: 691 SF  
 NET HUD AREA: 646 SF  
 BALCONY/STORAGE: 54 SF



## 2BR

MARKET RENTABLE: 1067 SF  
 NET HUD AREA: 1006 SF  
 BALCONY/STORAGE: 58 SF



## 3BR

MARKET RENTABLE: 1314 SF  
 NET HUD AREA: 1237 SF  
 BALCONY/STORAGE: 67 SF

### UNIT PLANS

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

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BRIDGE SECTION VIEW TOWARDS LIBRARY

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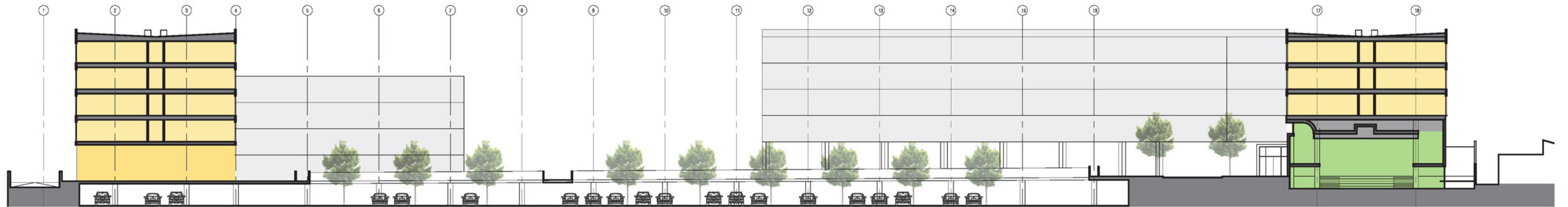
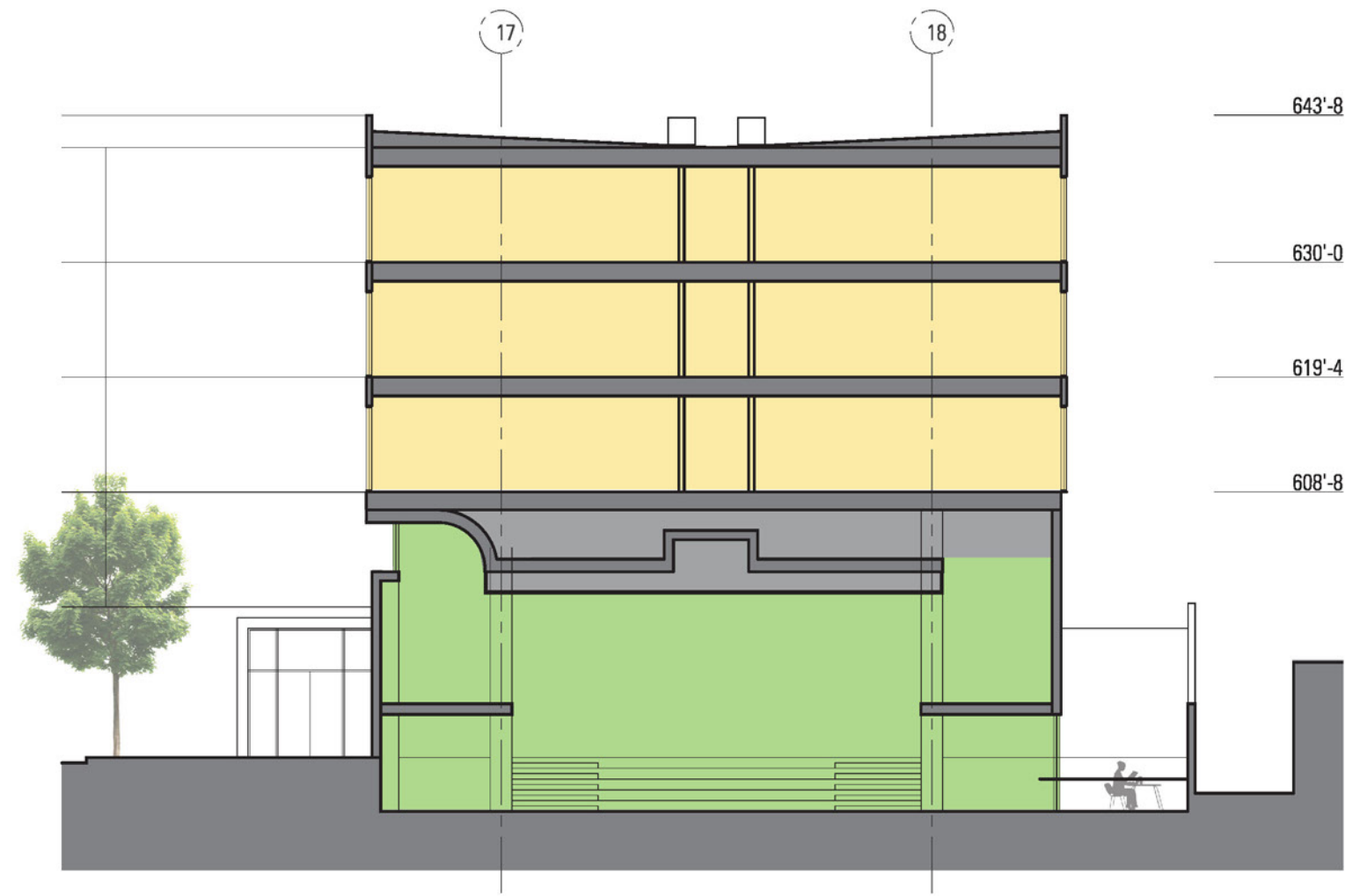
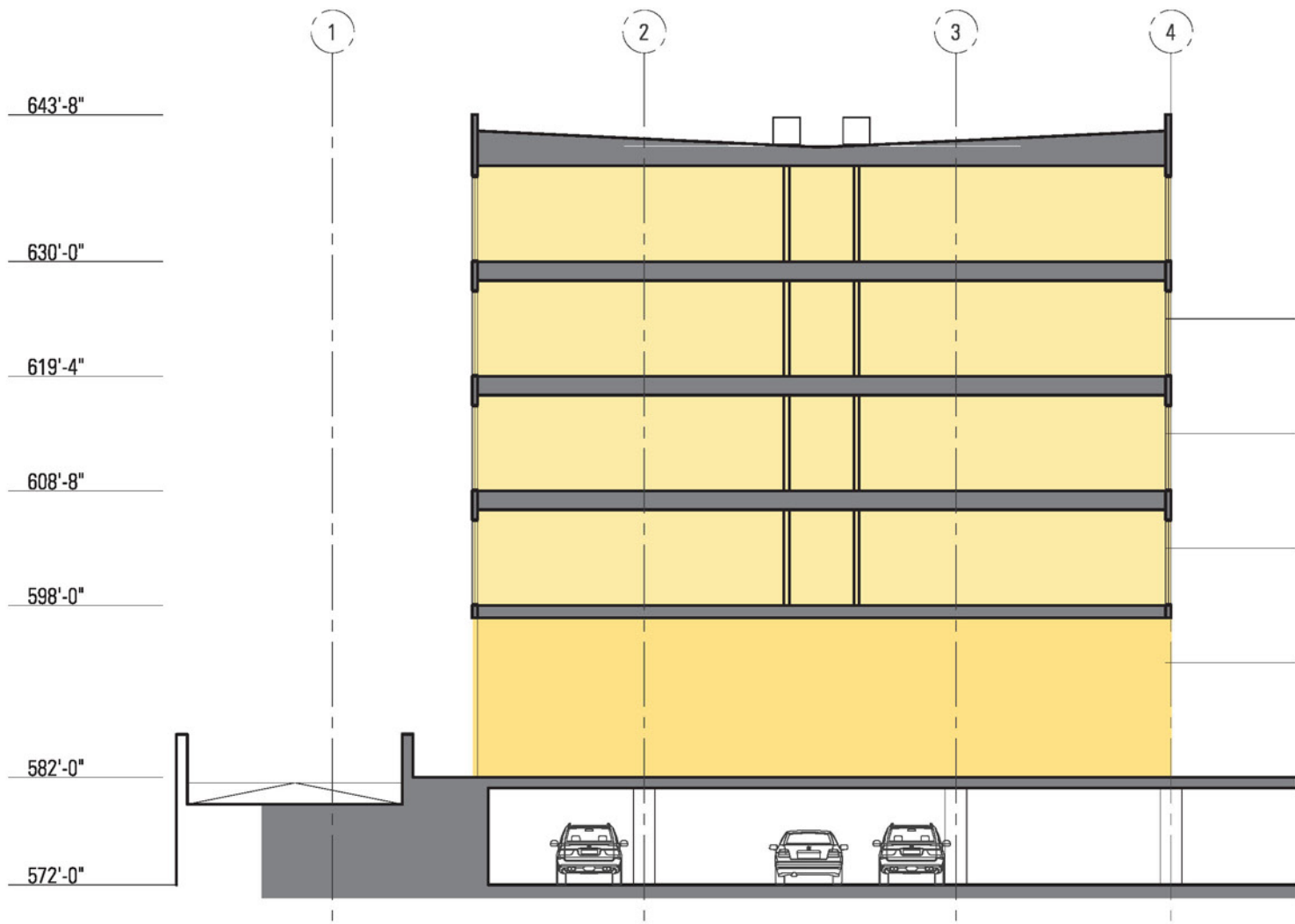


SITE & BUILDING SECTION SCALE: 1"=50'-0"

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SITE & BUILDING SECTION SCALE: 1"=50'-0"

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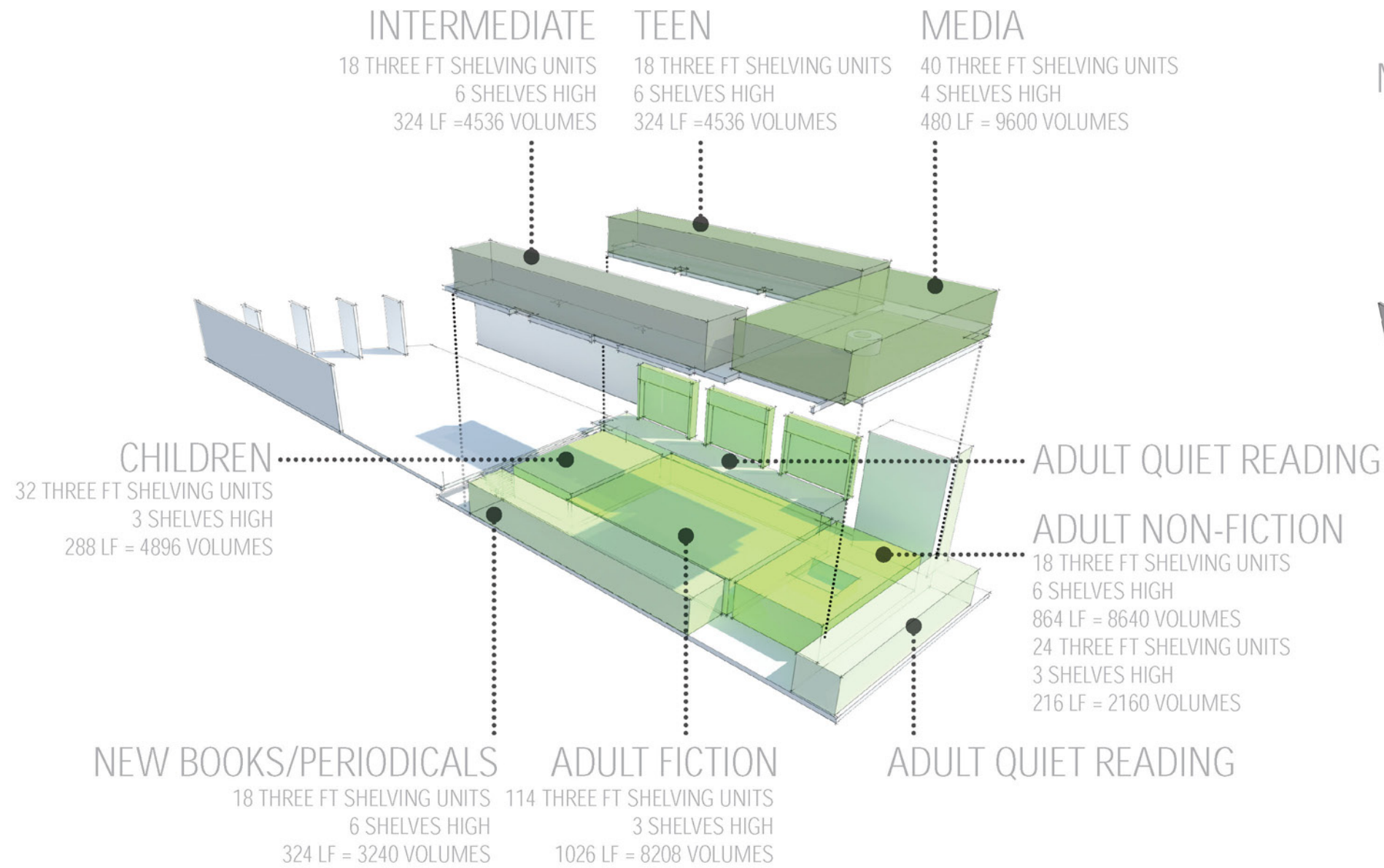


PARK LANE ELEVATION SCALE: 1/16"=1'-0"

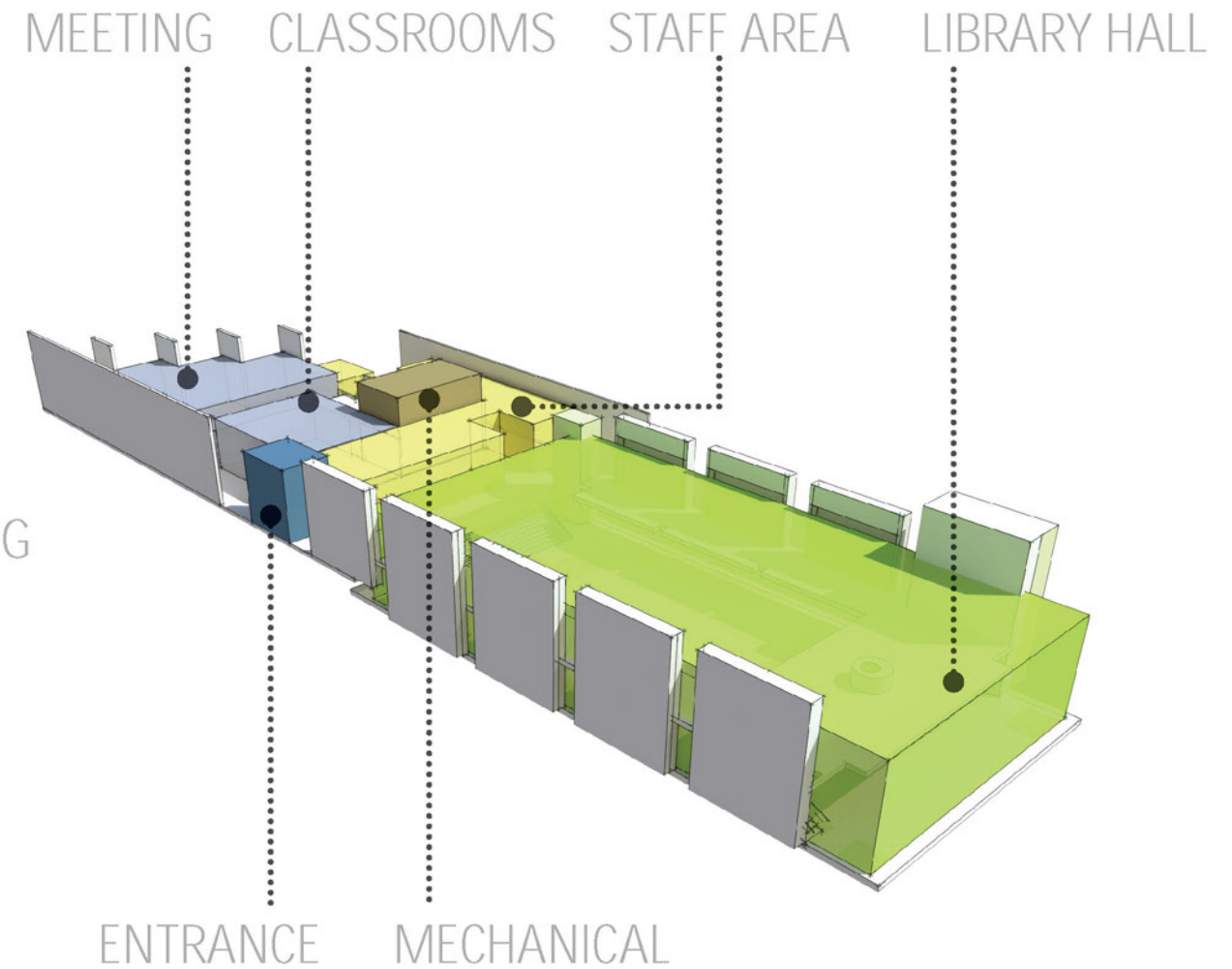


RIDGECREST ELEVATION SCALE: 1/16"=1'-0"

## LIBRARY HALL



## ORGANIZATION CONCEPT



## DIAGRAMS

### VICKERY MEADOW BRANCH LIBRARY

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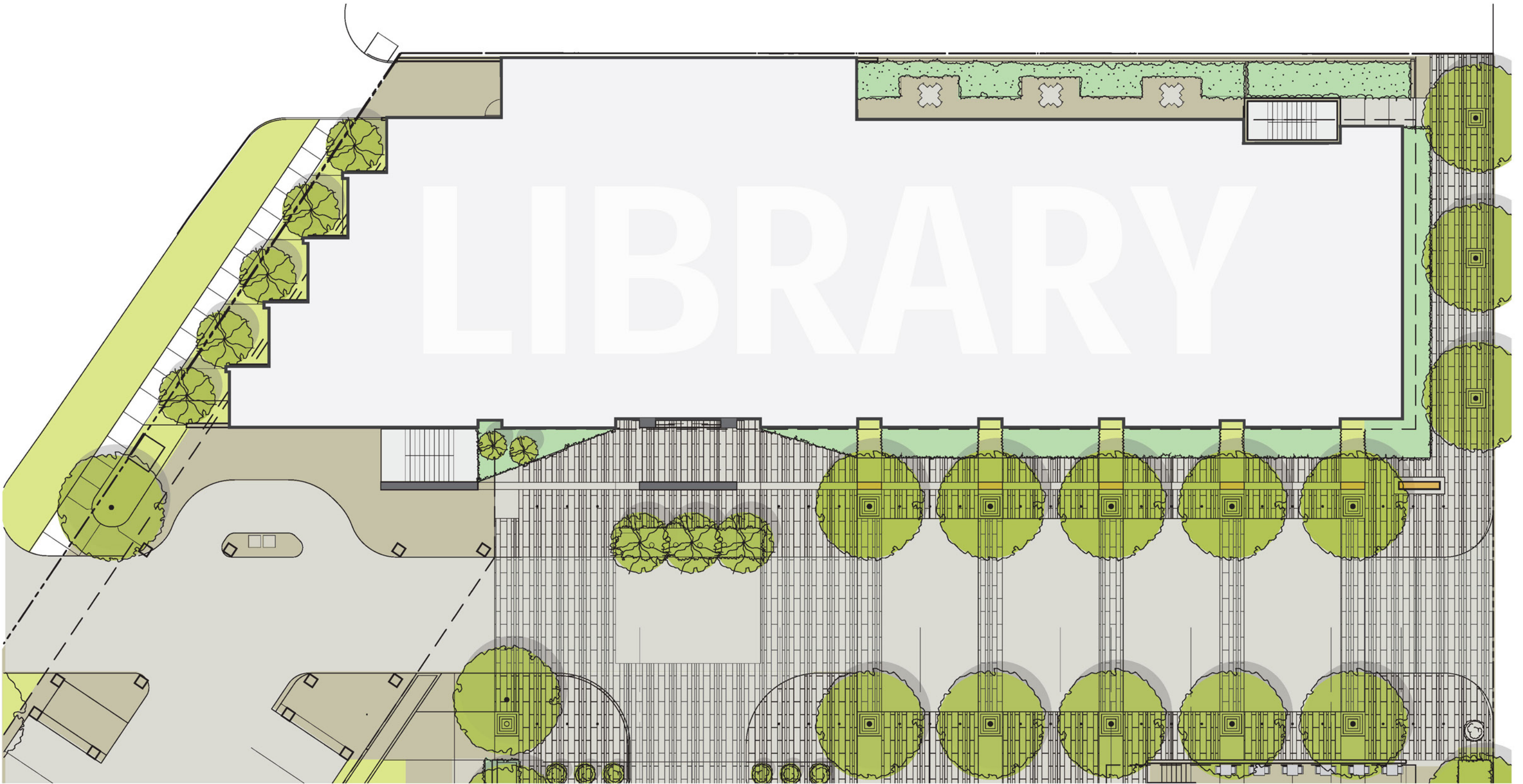


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LIBRARY SITE PLAN

SCALE: 1"=20'-0"

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**SQUARE FOOTAGE**

LIBRARY FOOTPRINT  
15,242 SF

GROUND LEVEL PLAN

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**SQUARE FOOTAGE**

**MEZZANINE**  
3,243 SF

MEZZANINE LEVEL PLAN

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LIBRARY BUILDING EAST ELEVATION

SCALE: 1/16" = 1'-0"

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LIBRARY BUILDING WEST ELEVATION      SCALE: 1/16" = 1'-0"



2 WEST INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



1 EAST INTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

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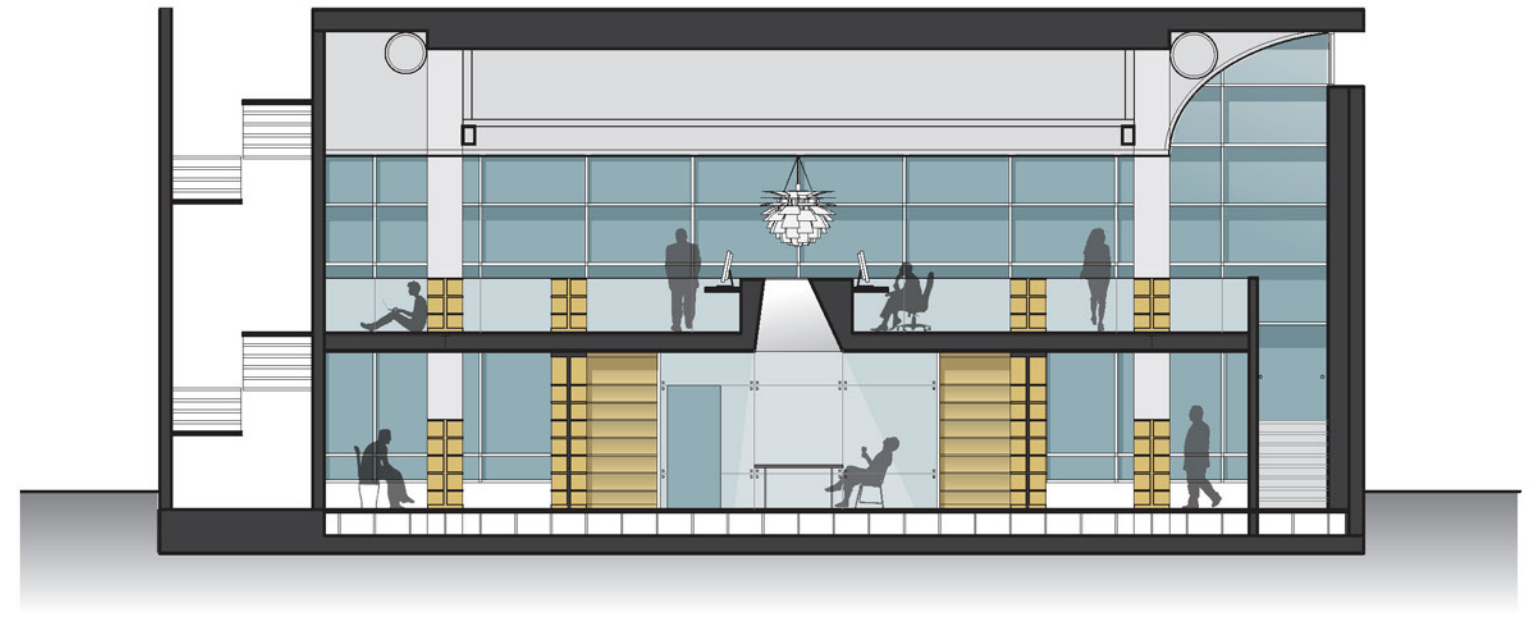
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1 NORTH INTERIOR SECTION/ELEVATION

SCALE: 1/16"=1'-0"



2 SOUTH INTERIOR SECTION/ELEVATION

SCALE: 1/16"=1'-0"



## INTERIOR PERSPECTIVE

VICKERY MEADOW BRANCH LIBRARY  
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17 MARCH 2014

  
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## INTERIOR PERSPECTIVE

VICKERY MEADOW BRANCH LIBRARY  
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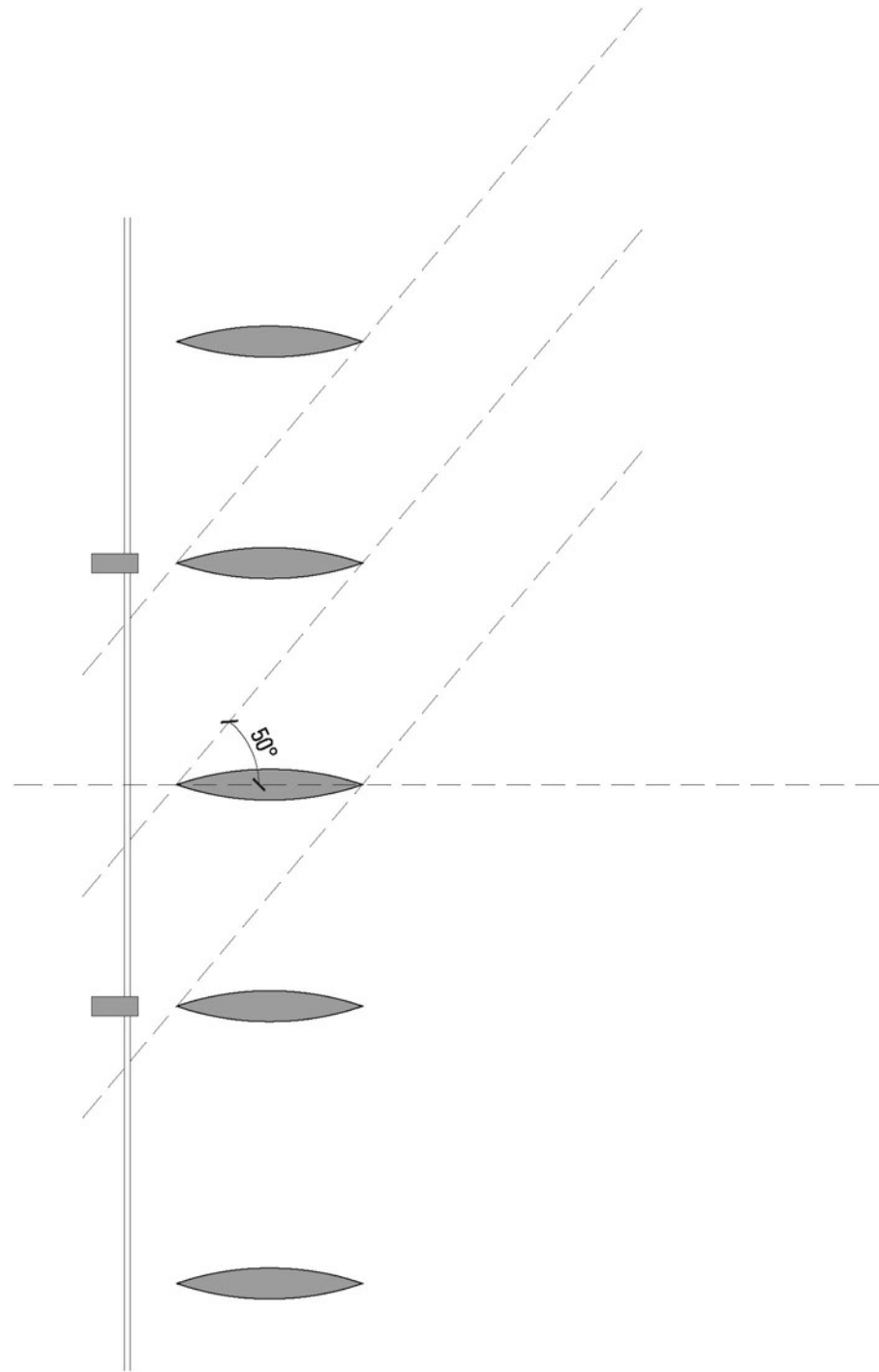


## INTERIOR PERSPECTIVE

VICKERY MEADOW BRANCH LIBRARY  
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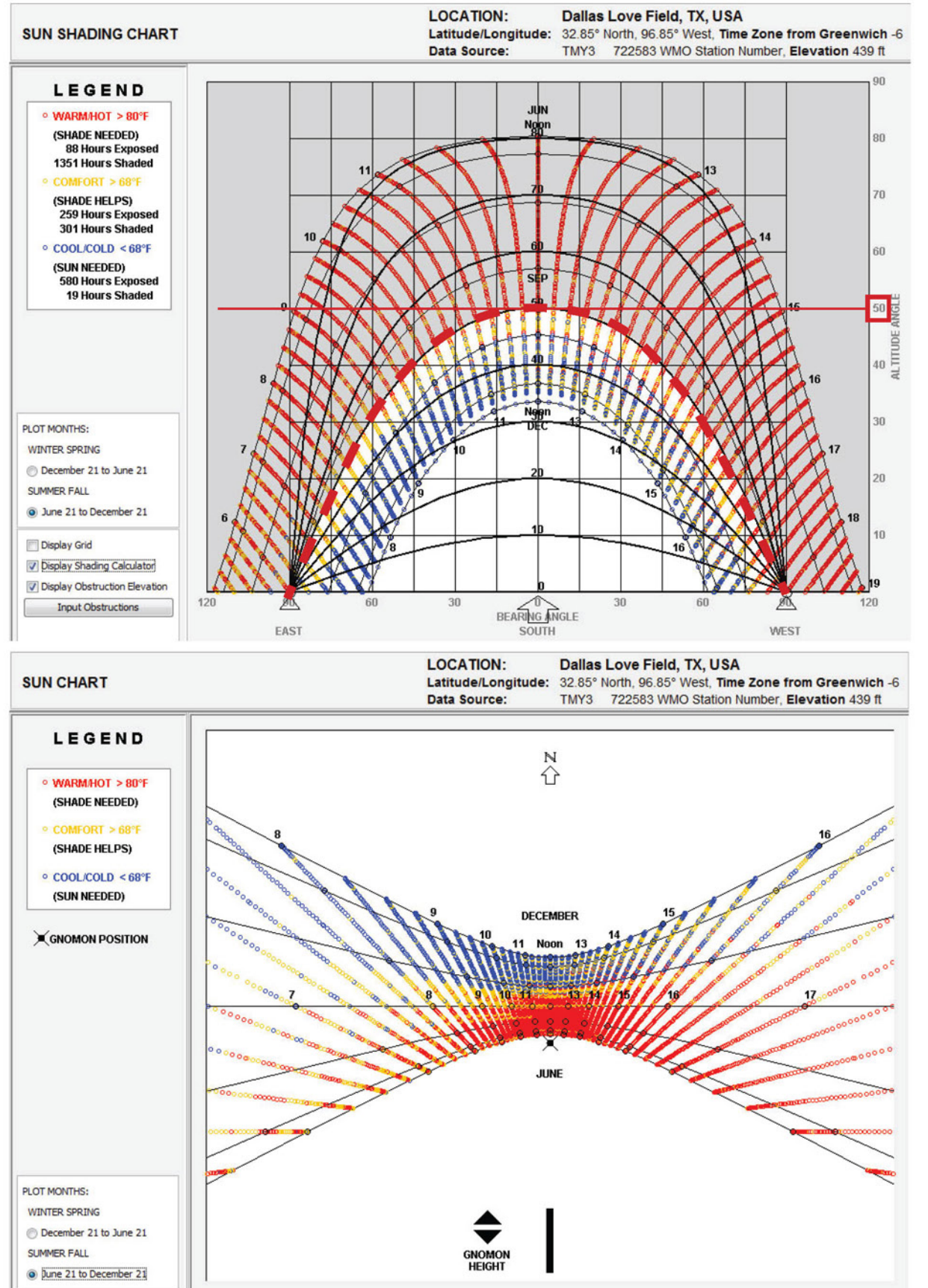
  
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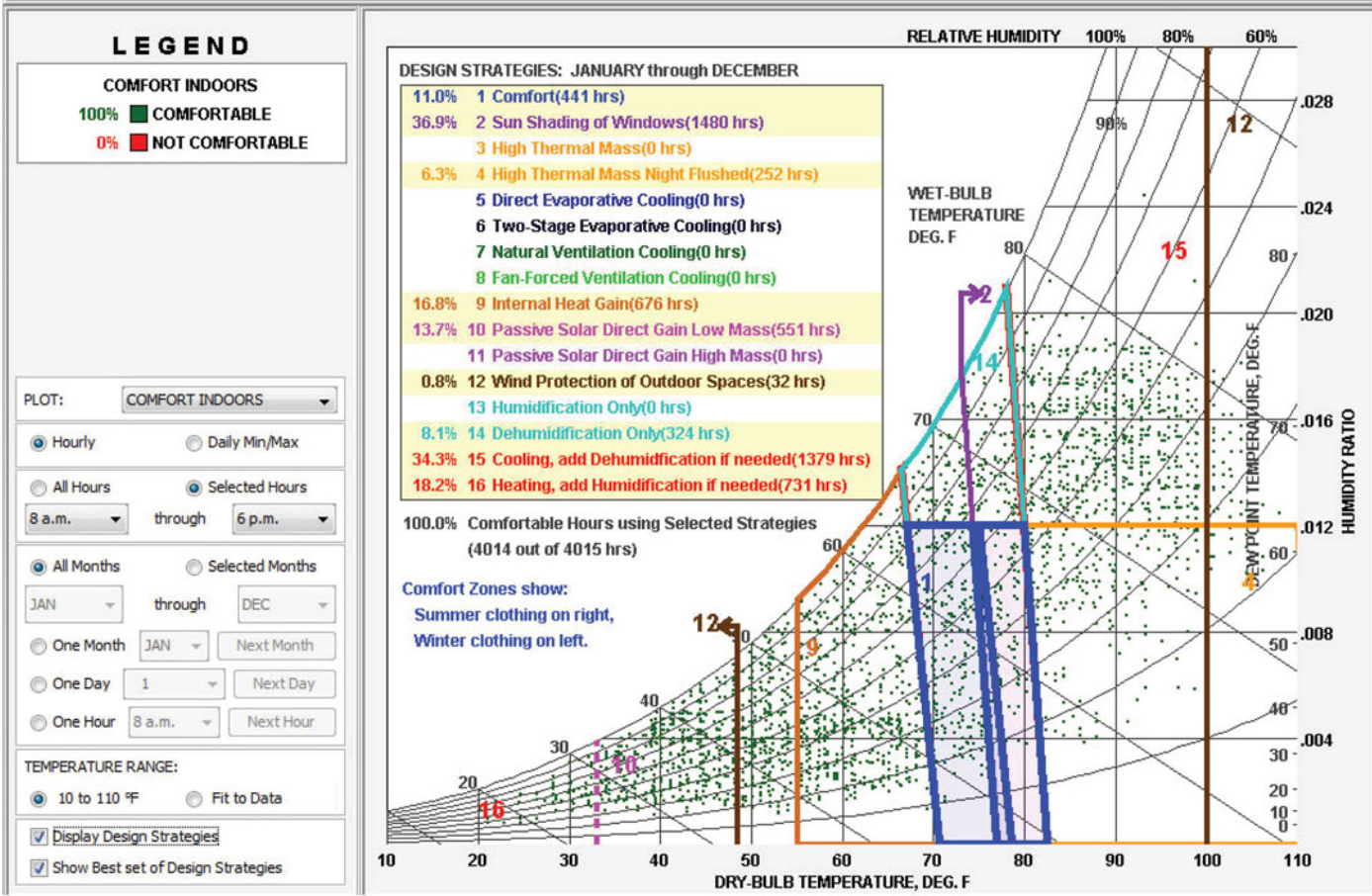
## SUN ANGLE STUDY

VICKERY MEADOW BRANCH LIBRARY  
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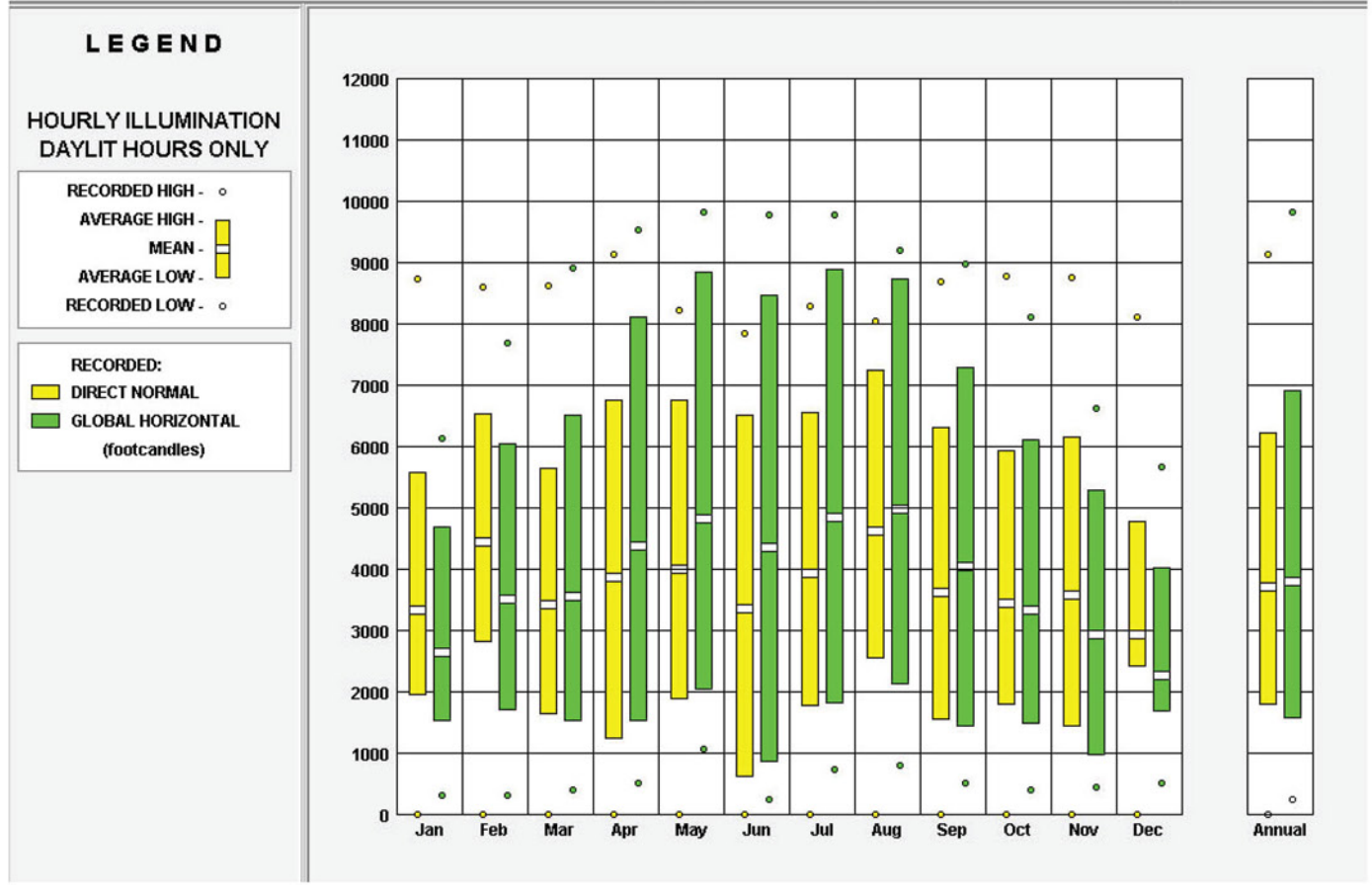
**PSYCHROMETRIC CHART**  
ASHRAE Standard 55-2004 using PMV

**LOCATION:** Dallas Love Field, TX, USA  
**Latitude/Longitude:** 32.85° North, 96.85° West, **Time Zone from Greenwich** -6  
**Data Source:** TMY3 722583 WMO Station Number, **Elevation** 439 ft



**ILLUMINATION RANGE**

**LOCATION:** Dallas Love Field, TX, USA  
**Latitude/Longitude:** 32.85° North, 96.85° West, **Time Zone from Greenwich** -6  
**Data Source:** TMY3 722583 WMO Station Number, **Elevation** 439 ft



CLIMATE DATA

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