

Applicable Urban Design Priorities Project Should Achieve

UDPRP recommendations from the August 29, 2014 peer review meeting listed below:

City of Dallas

UDPRP Review Summary **DRAFT 08.29.14**

Urban Design Peer Review Panel

DATE: 08.29.14

TIME: 8:30am

PROJECT: Savannah Estates Mixed Use

Advice Summary

- [1] The panel appreciates the project team coming in early in conceptual development and acknowledges the challenges presented by being a pioneering effort in the area.
- [2] The front area of the project is well handled in its general form and relationship to Houston School Road. The panel encourages that the live/work units continue to carry through an engaged relationship to the central internal street.
- [3] The panel expresses concern regarding the back of the site in respect to its more suburban form and conventional arrangement of buildings. An alternative approach that organizes buildings around common space to promote more of an urban village format on less acreage is encouraged. Examples of this can be seen in a variety of student housing projects, UC Santa Cruz Kresge College, and various resort communities.
- [4] Investigation of a less burdensome parking requirement is recommended in an effort to reduce the amount of paved surface on the site.
- [5] The panel questions the proposed limit on total units as the overall proposal could benefit as a community from increased density on the site.
- [6] Consider Low Impact Development practices such as ISWM techniques within the site engineering and landscape improvements wherever possible.
- [7] The development team is encouraged to explore and identify an overall site master plan, including adjacent phases and planned City improvements.
- [8] The panel requests that the project returns for further review upon incorporating revisions into the proposal.



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.

MIXED USE AND MULTIFAMILY DEVELOPMENT
NEAR UNIVERSITY OF NORTH TEXAS, DALLAS CAMPUS
DECEMBER 12, 2014

muñoz | the
NRP
group LLC

LOCATION

The proposed Savannah Estates development will be set on a 15.5 acre parcel of land along the Ricketts Branch Creek. The development fronts on University Hills Blvd. near the UNT-Dallas campus just north of IH-20.

The goal of the project is to provide a quality mixed use living experience near the UNT-Dallas campus and to encourage urban growth in this underutilized area of Dallas.



SAVANNAH ESTATES LOCATION MAP OVERLAY







DEVELOPMENT CONSIDERATIONS

The master plan for Savannah Estates will make every effort to anticipate future development adjacent our site and provide multiple opportunities for pedestrian connectivity to the surrounding community.

Landscaped walking paths will connect all of the areas within the development and will provide natural connection points to the anticipated Ricketts Branch Creek walking trails, future shopping areas to the south, and residential neighborhoods to the north.

Savannah Estates will lay the groundwork for a vibrant, walkable community just a few steps down the street from the

-  PEDESTRIAN LINKAGES
-  INTERNAL VEHICULAR TRAFFIC
-  VEHICULAR CONNECTION
-  NATURAL FEATURES AND VIEWS

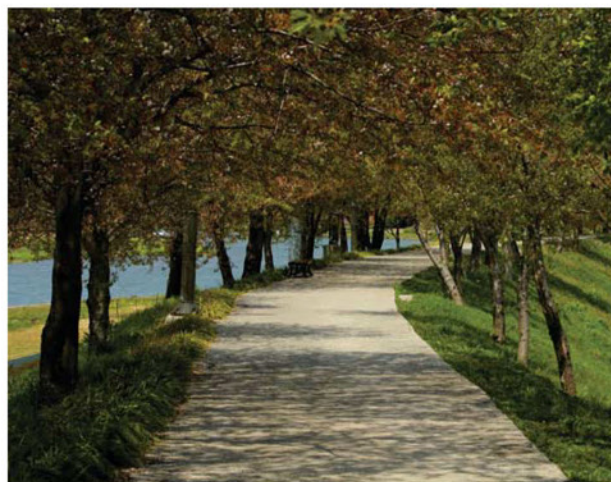


SITE VIEWS - AMENITY

The site plan for Savannah Estates is built around the scenic views and access to Ricketts Branch Creek. The views to the Creek provide a natural backdrop for the pool and other outdoor amenities.

The positioning of buildings along the creek will allow the maximum number of residents to bring the views of this natural amenity into their living space.

The beauty of the site will enhance the livability of the Savannah Estates development.



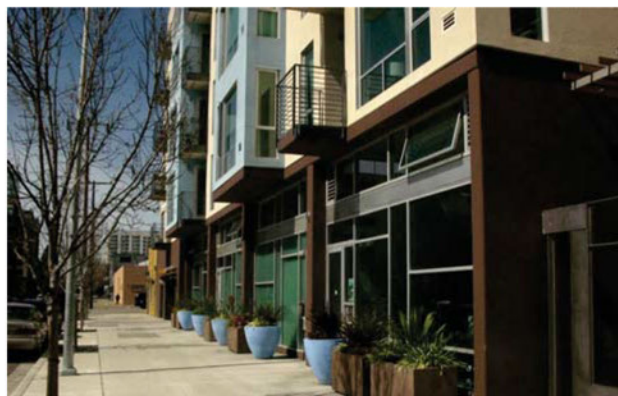
MIXED USE, LIVE, WORK

The Mixed-use buildings fronting University Hills Blvd establish Savannah Estates as the heart of a new vibrant community that is growing around the University of North Texas – Dallas Campus

Commercial and Retail spaces have visibility and direct access to University Hills Blvd.

Parking is located behind the front buildings and internal to the site to maintain the street edge and encourage walk able paths along University Hills Blvd.

Live/Work units are located on an interior street defined by pavers, tree planters, and parking buffering pedestrians from the street.

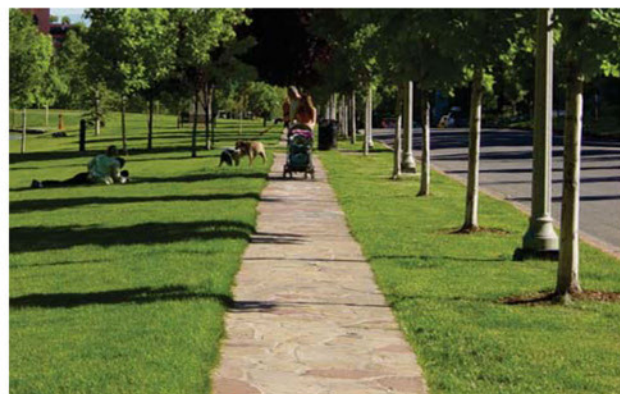


THE GREENWAY

While the buildings at the front of Savannah Estates create an urban development that acknowledges the importance of University Hills Drive, the broad strategically placed Greenway at the back of the site organizes the buildings in this part of development.

The Greenway creates an activity space and beautiful views from the living units while it organizes the development and serves as a pedestrian connector through the site.

Both the Greenway and the Creek frame the organization and orientation of the smaller buildings at the rear of the development.



BUILDINGS REINFORCE GREENWAY

The Greenway at the back of the site organizes the buildings in this part of the development.

Buildings transition from urban feel to village feel arranged around the Greenway. The buildings define the edges of the public space formed by the Greenway and allow residents to take advantage of the views of this amenity.

The correspondence between the buildings and the Greenway also allows the Greenway to serve as a part of the pedestrian path system that connects all parts of the Development.



WALKABLE PATHS CONNECT DEVELOPMENT

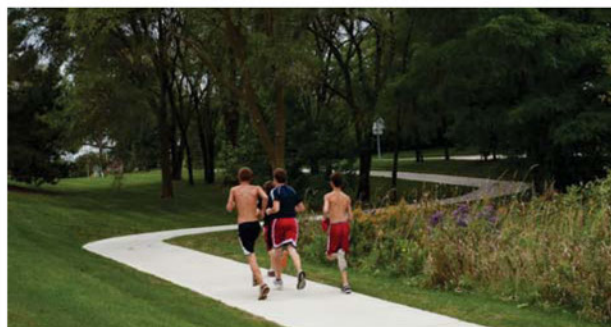
The green spaces, retail and living units throughout the site are all connected with a variety of pedestrian paths that establish Savannah Estates as a new walkable community.

Paths at the rear of the development connect the creek with the Greenway park creating a very verdant and pedestrian focused experience while wider walks with more hardscape at the front of the site reinforce the mixed use component of the development.

All paths are landscaped and tied together in a way that expresses the pedestrian focused nature of Savannah Estates.

These pedestrian paths within the complex also establish natural connection points to a larger pedestrian network that will be built throughout the community as adjacent sites are developed.

Savannah Estates will set the tone for a new pedestrian friendly community that is starting to develop around the University of North Texas – Dallas Campus



SAVANNAH ESTATES ROUTES AND PATHS OVERLAY



VEHICLE ROUTES SECONDARY TO PEDESTRIAN PATHS

Subordinate to the hierarchy of the pedestrian paths, a thoughtful and controlled, vehicular drive will be created around the periphery of the "greenway" to connect all parts of the development.

Pedestrian crossings at driving surfaces will be narrowed down as much as possible and will include upgraded material transitions to slow vehicular traffic and enhance the look of the pedestrian paths.

Head-in parking around the park and buildings will be punctuated with plentiful tree planters and will serve as a buffer between drives and pedestrian paths.



SAVANNAH ESTATES MIXED-USE MULTI FAMILY DEVELOPMENT

- 15.5 +/- Acres
- 250 Units including 10 Live Work units
- 11,000 +/- SF of Commercial/Retail Space
- Scenic Views
- Park and Natural Areas
- Pool and Shade Structure
- Playgrounds
- Proposed Covered Pavilion

| 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/LIVWORK/ MULTI-FAMILY | PROPOSED USE | MULTI-FAMILY/RETAIL |
| EXISTING SITE SQUARE FOOTAGE | 658,845 SF | EXISTING SITE SQUARE FOOTAGE | 56 |
| EXISTING SITE COVERAGE | 0 | 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 | 301,035 SF +/- | MULTIFAMILY SURFACE PARKING PROVIDED | 429 (20 ADA SPACES) |
| PROPOSED OTHER IMPERVIOUS COVERAGE | 59,591 SF +/- | PARKING RATIO | 1.71 SPACES PER UNIT |
| TOTAL PROPOSED SITE COVERAGE | 447,533 SF | TOTAL PROPOSED PARKING SPACES | 522 SPACES (26 ADA SPACES) |

| Building/Unit Mix | | | | | | | | | | | | | |
|-----------------------|---------|---------|---------|--------|--------|--------|--------|--------|---------|-----------|------------|--------|--|
| Singleton at the Park | | | | | | | | | | | | | |
| Building Type | Unit E1 | Unit A1 | Unit A2 | UnitB1 | UnitB2 | UnitB3 | UnitC1 | UnitC2 | 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 | 250 | |



SAVANNAH ESTATES CONCEPTUAL SITE PLAN



PARKING STUDY

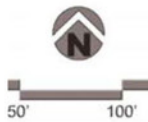
Proximity parking distribution studies show parking distances to building entrances not exceeding 200 feet.





GROUND FLOOR
 BUILDING TYPE A - RETAIL/LIVEWORK/MULTI-FAMILY BUILDING

1/16"=1'-0"

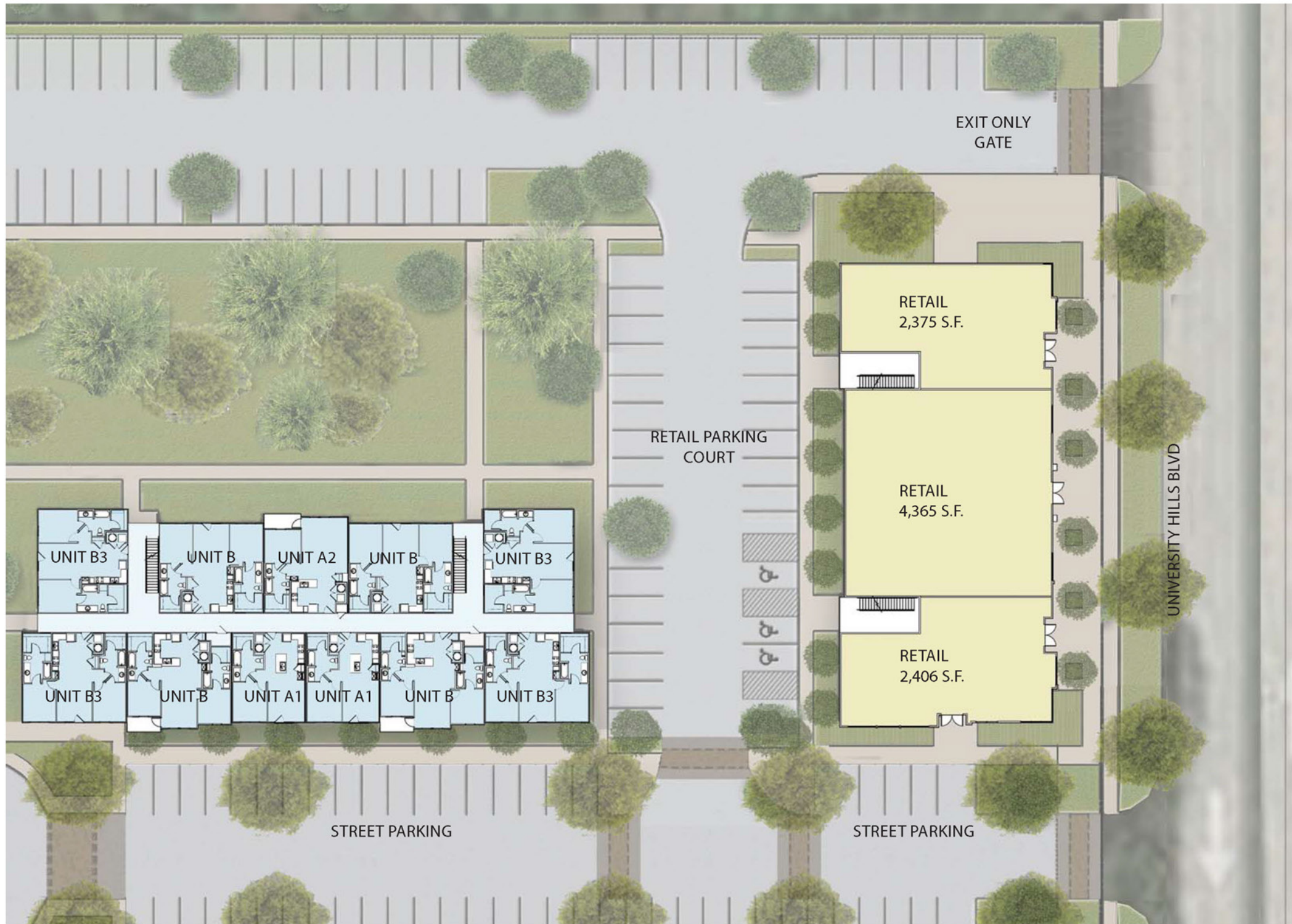




SAVANNAH ESTATES ENTRY BLVD BUILDING TYPE A - RETIAL/LIVWORK/MULTI-FAMILY BUILDING



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



GROUND FLOOR
 BUILDING TYPE B - MULTI-FAMILY BUILDING
 1/16"=1'-0"



GROUND FLOOR
 BUILDING TYPE C - RETAIL/MULTIFAMILY BUILDING
 1/16"=1'-0"



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



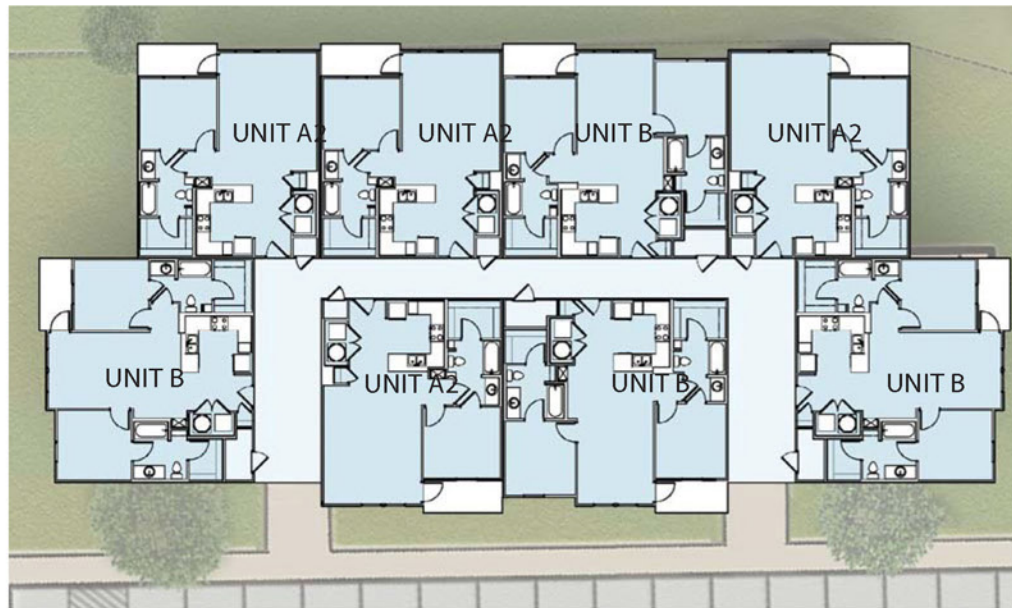
SAVANNAH ESTATES ENTRY BLVD BUILDING TYPE C - RETAIL/MULTI-FAMILY BUILDING



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"



