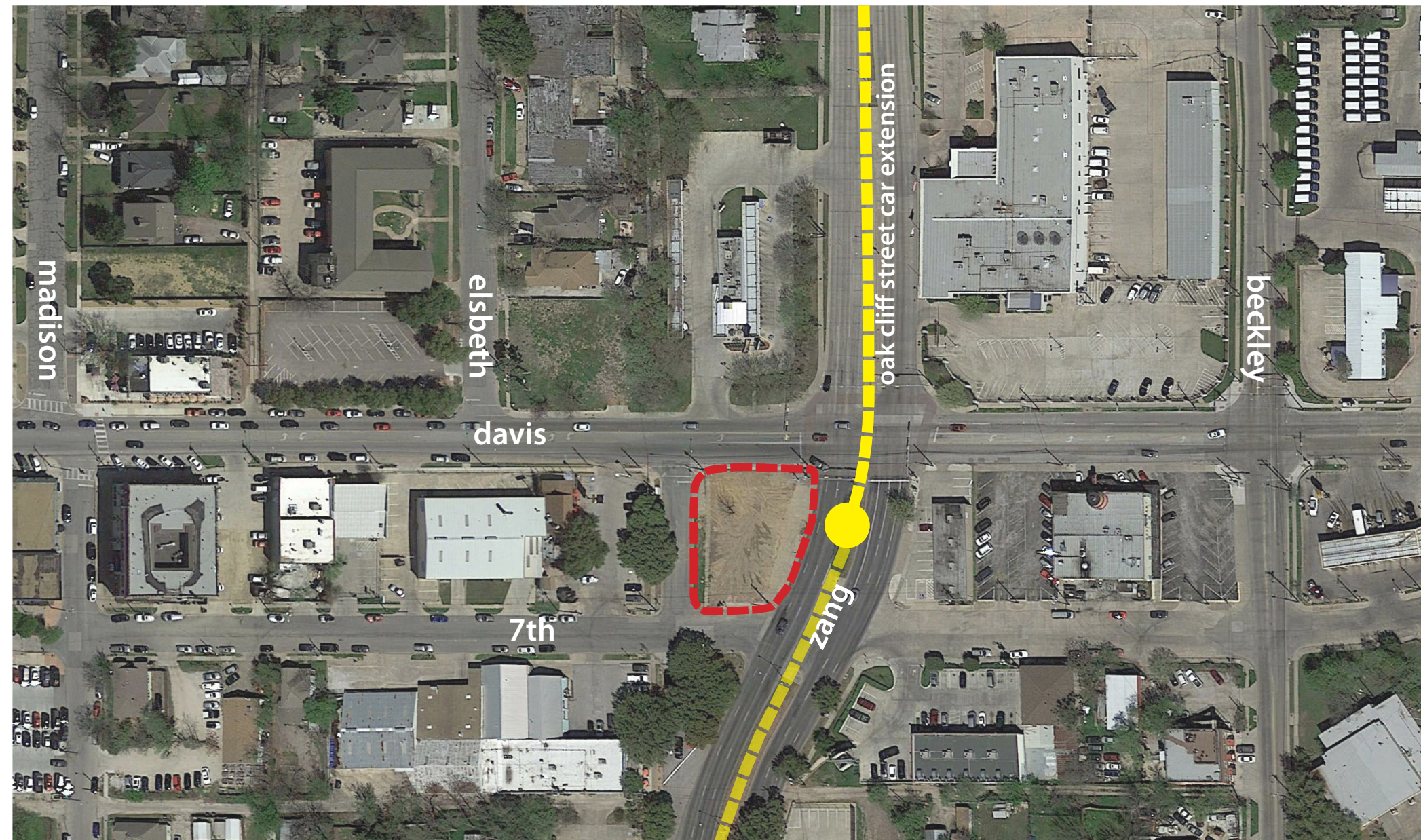


Applicable Urban Design Priorities that Project Should Achieve

- [1] Regularize locations and repetition of fixed elements within the public realm (seating, low walls, planters etc.) that restrict the pedestrian throughway -
Sidewalks should provide a clear 7' throughway zone that is unobstructed by hardscape elements or streetscape amenities.
- [2] Provide increased shade with additional trees wherever possible in large hardscape areas to create shaded areas people can comfortably linger in -
Consider the use of trees to promote shaded areas within the plaza wherever possible.
- [3] Explore opportunities to relocate existing large site trees to the plaza area as organizing features of the overall design scheme -
Consider relocating the large existing live oak trees located on the future building site to the plaza to serve as organizing features of the plaza elements that would provide large shaded areas for both the dining areas and the public space.
- [3] Utilize a combination of seat walls and non-barrier forming elements such as stairs or ramps to negotiate grade while comfortably accommodating pedestrian movement into the neighborhood -
Grade changes throughout the plaza and connecting sidewalks should be handled in a manner that creates usable amenities while efficiently and safely conveying pedestrians into the neighborhood.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Oak Cliff Gateway]

Context Description

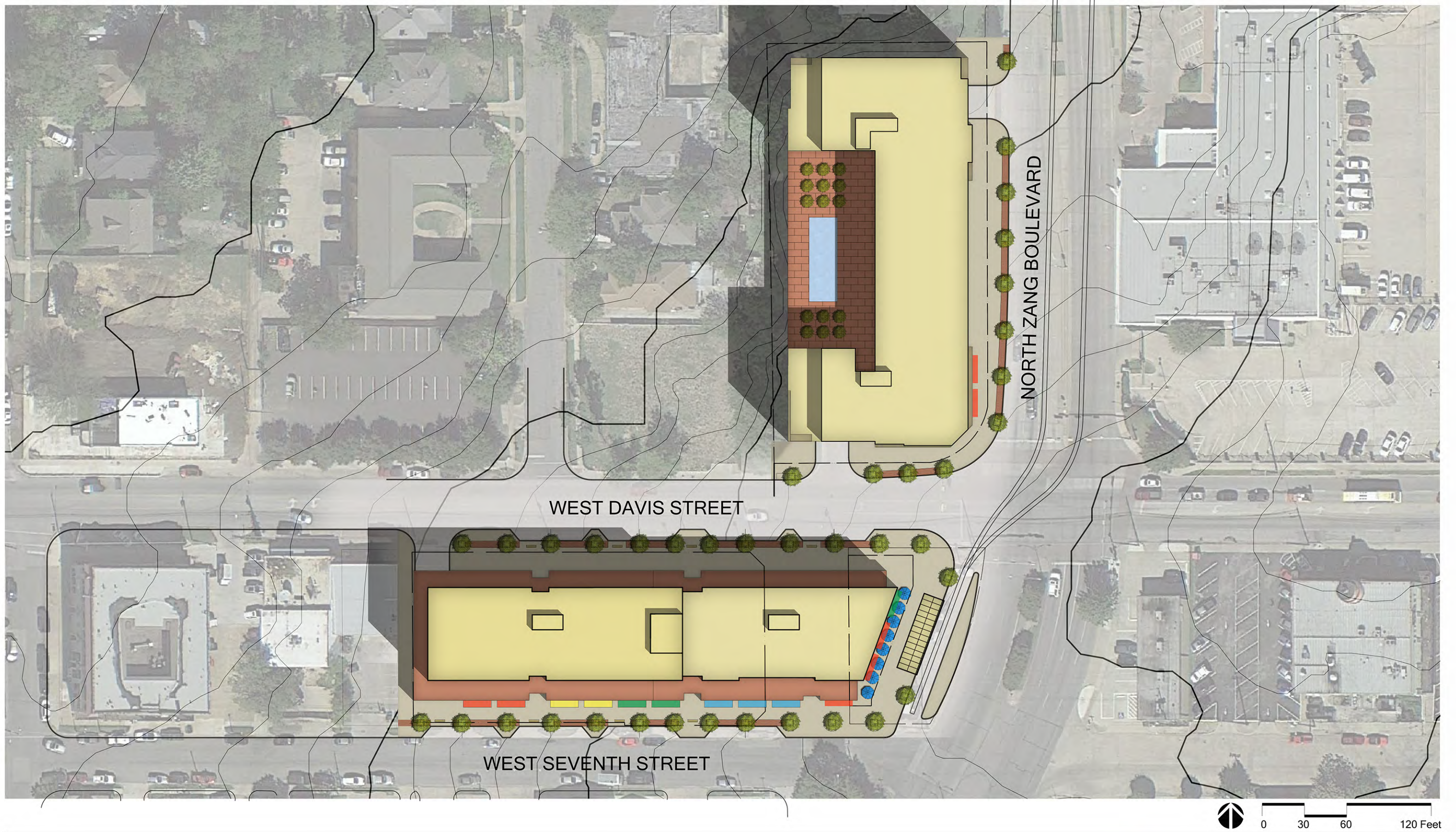
The Bishop Arts Streetcar Plaza proposal represents a public private partnership in coordination with the Bishop Arts streetcar extension and the Alamo Manhattan Bishop Arts Station development. The project is intended to create and preserve a significant public space at the Bishop Arts streetcar station. The streetcar stop and shelter will be completed in coordination with the opening of the streetcar extension, while the remaining plaza area will be constructed in coordination with the Alamo Manhattan development.

Important considerations regarding the plaza and public space are preserving a space that provides a functional streetcar station to serve to convey pedestrians efficiently and comfortably into the neighborhood, encourages flexible public use while taking advantage of site assets.

Alamo Manhattan_Bishop Arts
Streetcar Plaza

Neighborhood:
Bishop Arts District

Program:
Public Space



SITE PLAN

Bishop Arts Station
Dallas, Texas

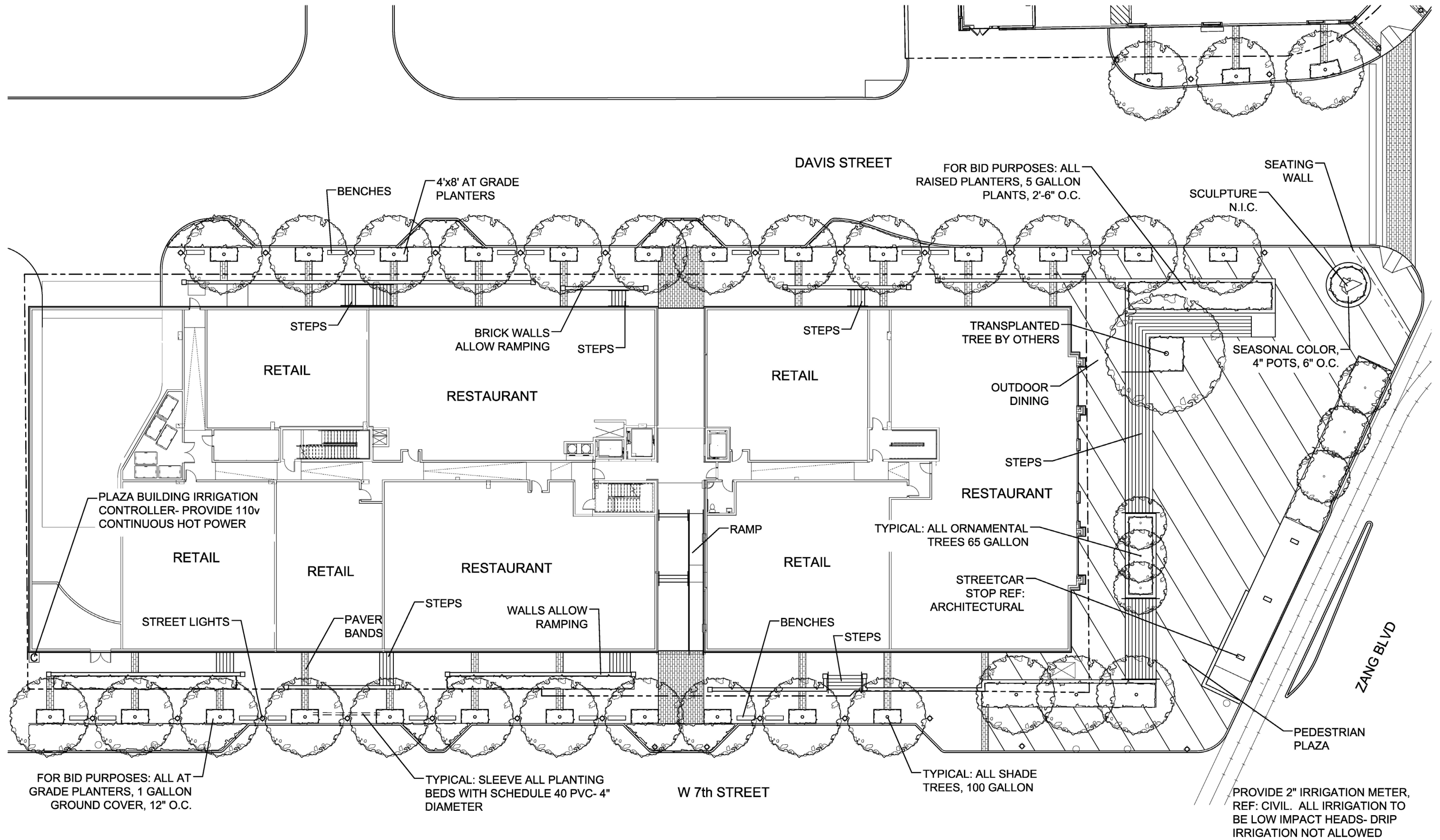
Job #: 14297.00
File Name: Bishop Arts Station.psd
Date: 08/13/2015
Drawn by: RLG, LB, RR

ALAMO MANHATTAN



2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500



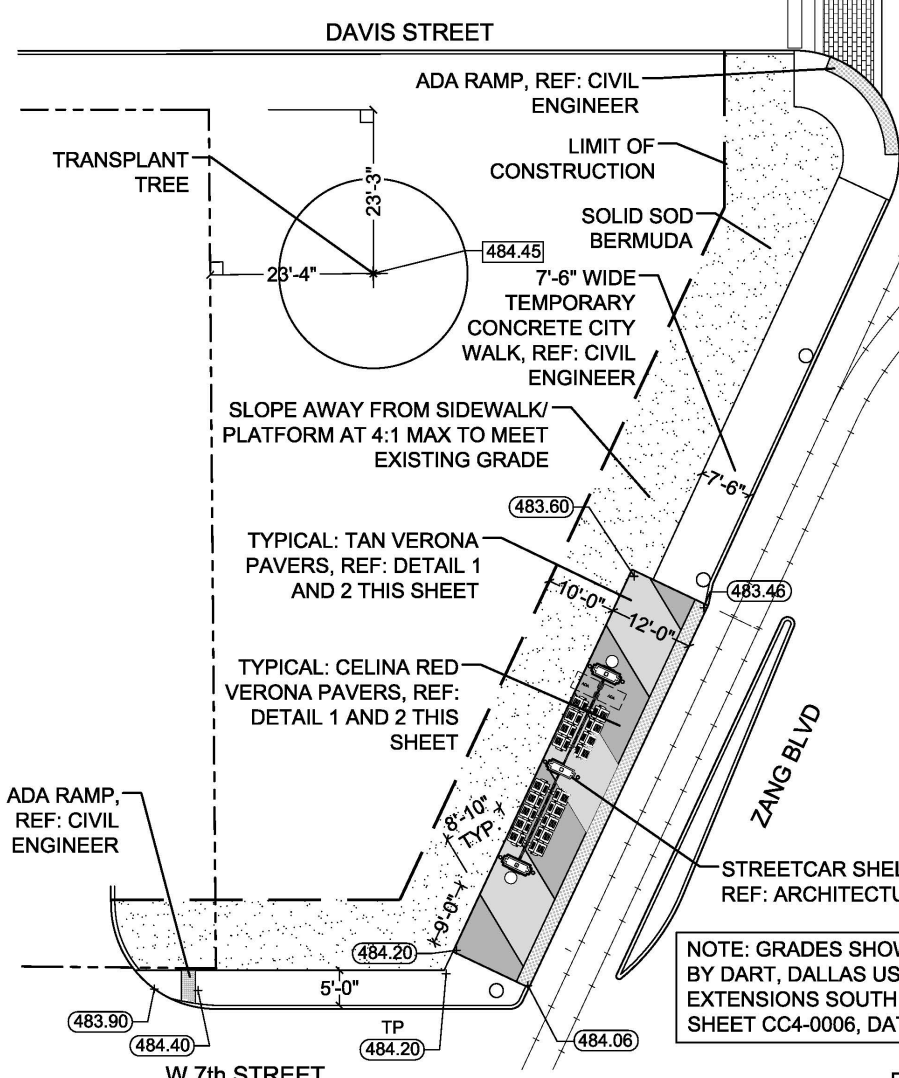
BISHOP ARTS DISTRICT

DATE: 3-14-16  **LANDSCAPE MASTER PLAN/ PLAZA BUILDING** SCALE: 1"=10'-0"

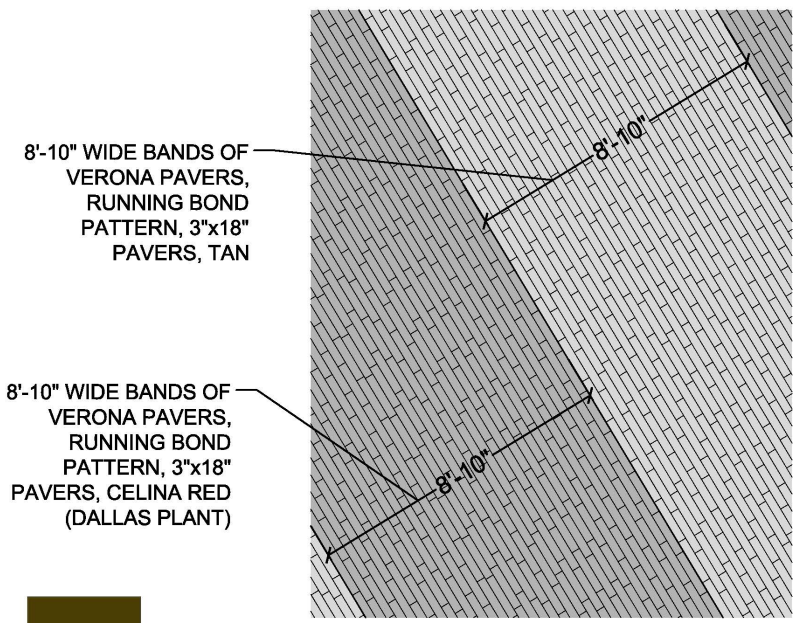


ALAMO MANHATTAN

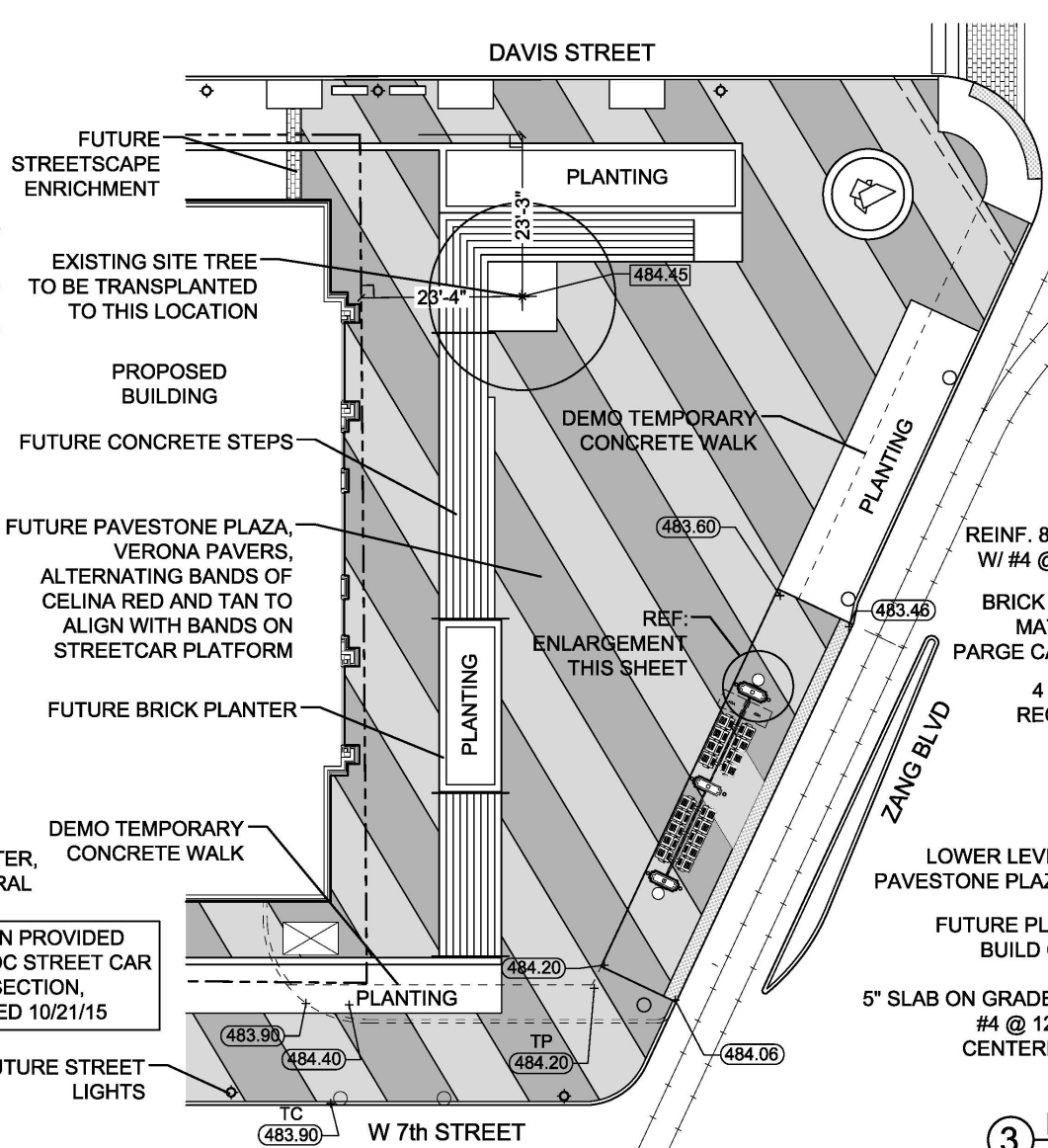
L1.01



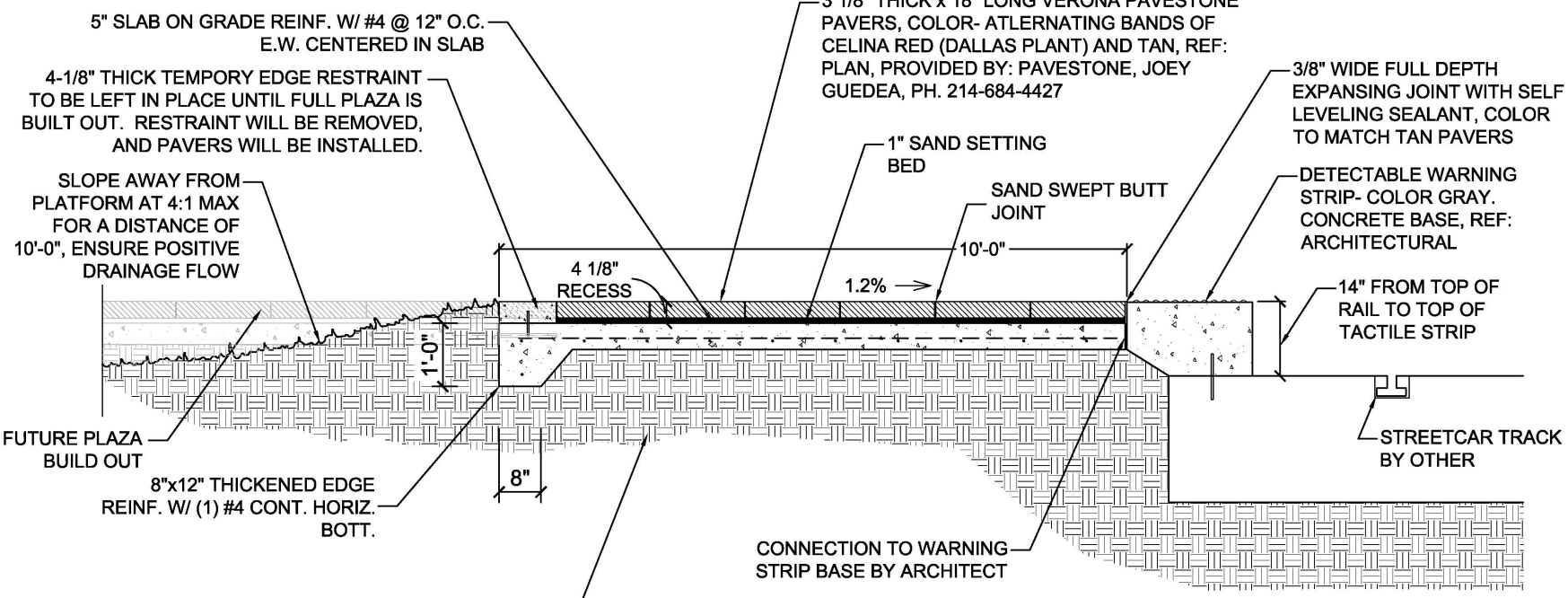
1 STREETCAR STOP/ TEMPORARY WALK LAYOUT AND MATERIALS PLAN SCALE: 1" = 10'-0"
 NOTE: GRADING INFORMATION PROVIDED ALONG ZANG BLVD IS INCOMPLETE. IF ZANG BLVD IS NOT LOWERED AT THE STREETCAR STOP TO ACCOMMODATE THE RAISED CURB REQUIRED FOR THE ELEVATED PLATFORM CONDITION, A RETAINING WALL WILL BE REQUIRED ALONG THE WEST SIDE OF THE STREETCAR PLATFORM.



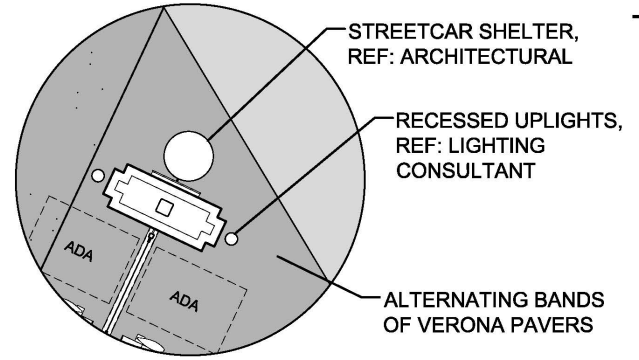
1 STREETCAR PAVEMENT- PAVESTONE PAVERS ENLARGEMENT SCALE: 1/2" = 1'-0"



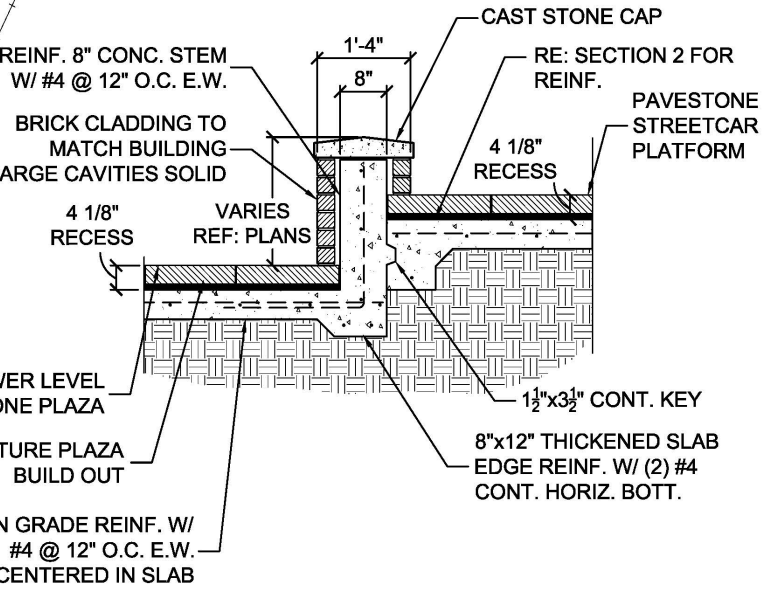
2 STREETCAR STOP/ FUTURE PLAZA LAYOUT AND MATERIALS PLAN SCALE: 1" = 10'-0"



2 PAVESTONE STREETCAR PLATFORM SECTION SCALE: 1" = 1'-0"



STREETCAR STOP ENLARGEMENT SCALE: NTS



3 PAVESTONE STREETCAR PLATFORM/ RETAINING WALL SECTION AS REQUIRED SCALE: 1" = 1'-0"

ARCHITECTS
gff
 3300 West 7th Street, Suite 110
 Fort Worth, Texas 76107 | 817.393.1500
 2808 Fairmount Street, Suite 300
 Dallas, Texas 75201 | 214.303.1500
 STATE OF TEXAS
 VICTOR LISIANSKI, JR.
 30545
 LICENSED PROFESSIONAL ENGINEER
 TEXAS FIRM REG. # F-2658
 TEXAS BOARD OF ARCHITECTURE
 LINDA TYCHER
 686
CONSTRUCTION DOCUMENTS
BISHOP ARTS STREET CAR CANOPY
 ZANG BOULEVARD
 DALLAS, TEXAS
 No. Date Revision
 Author Drawn
 Checker Checked
 Approver Approved
 Issue Date
 LANDSCAPE DEVELOPMENT PLAN
 Project No. Project Number
 Date 03/25/16
 Last Revision
L1.01
printed 3/23/2016 6:18:30 PM







PLAZA VIEW

**Bishop Arts Station - Streetcar Station
Dallas, Texas**

Job #: 14287.00
File Name: Plaza View
Date: 02/22/2016
Drawn by: TLR

ALAMO MANHATTAN



2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500





210 W. SEVENTH ST





artisan coffee

Cody's Restaurant

210 W. SEVENTH ST

gff