

Applicable Urban Design Priorities Project Should Achieve

[1] Focus attention on the design of the grocery store's exterior facades to avoid large expanses of blank walls while adding interest and contributing to the activity and walkability of the site.

To better activate the building, in spite of the operational realities that include back-of-house functions, wall display space and a drive-through, consideration should be given to employing strategies that add visual interest to blank facades. Examples may include multiple windows and entries, building facade articulation, signage, public art, landscaping, layering of usable outdoor space with seating, weather protection, and building material selection among others.

[2] Design of a safe, comfortable and convenient pedestrian network on adjacent roadways and internal through the parking lot will add to the walkability of the Shops at Red Bird and provide a viable driving alternative to access the development's growing selection of goods and services.

Attention should be given to the design of paths around and through the site to ensure safe and convenient pedestrian access to building entries and enhanced outdoor spaces by buffering paths from vehicles with landscaping and trees, minimizing conflict points at driveways and drive aisles, and incorporating lighting and streetscape furniture at key locations.

[3] Parking, loading areas, utilities and services are necessary functional areas, but elements that may not directly support a vibrant pedestrian environment.

Consider locating these elements to minimize their impact on the public realm and overall pedestrian experience. Where possible, the design of surface parking areas should allow multiple functions including integrating stormwater retention, buffering, landscaping, lighting, shading, and usable special event space. Siting and screening utilities, trash, and recycling enclosures from the public realm and neighboring buildings should also be given special attention.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part II, III, Part IV [Mall Area Redevelopment District]

Context Description

The redevelopment of Red Bird Mall has represented an important and significant opportunity to bring much needed shopping, dining, entertainment, and services to the surrounding communities and the growing mixed-use community of Red Bird. A new Tom Thumb grocery store and outlying commercial retail building(s) on 5 acres will bring much needed fresh food and pharmacy services to southern Dallas.

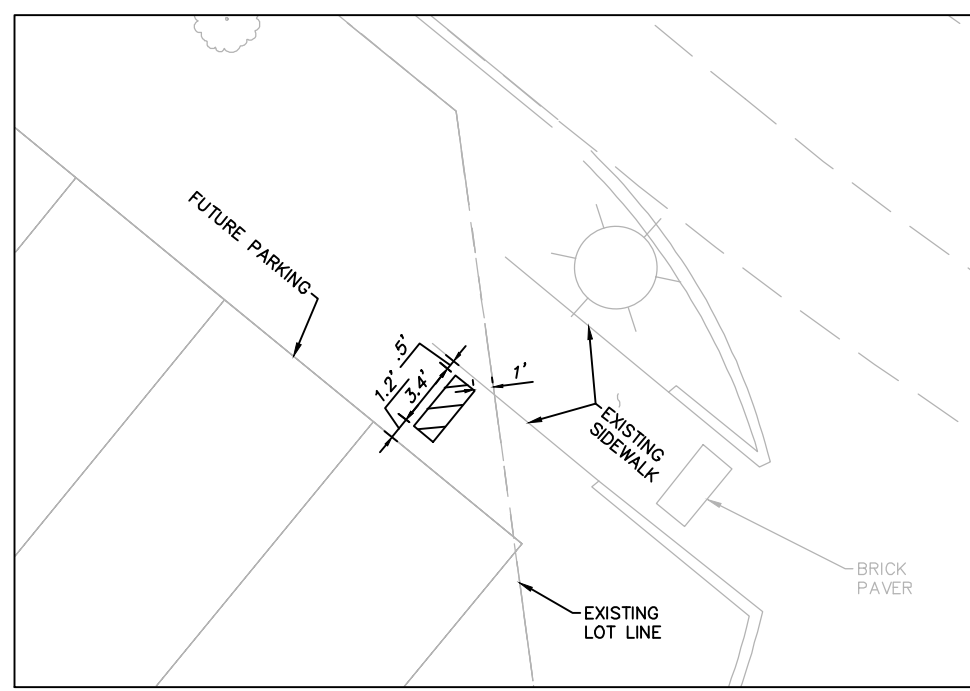
Key urban design considerations include careful design consideration of all building facades to integrate and activate the surrounding context and the design of the parking lot, walkways, streetscape, and public space opportunities to enhance on and off-site connectivity and walkability and to help mitigate environmental impacts.

Red Bird Redevelopment

Neighborhood:
Red Bird

TIF District:
Mall Area Redevelopment

Program:
Commercial

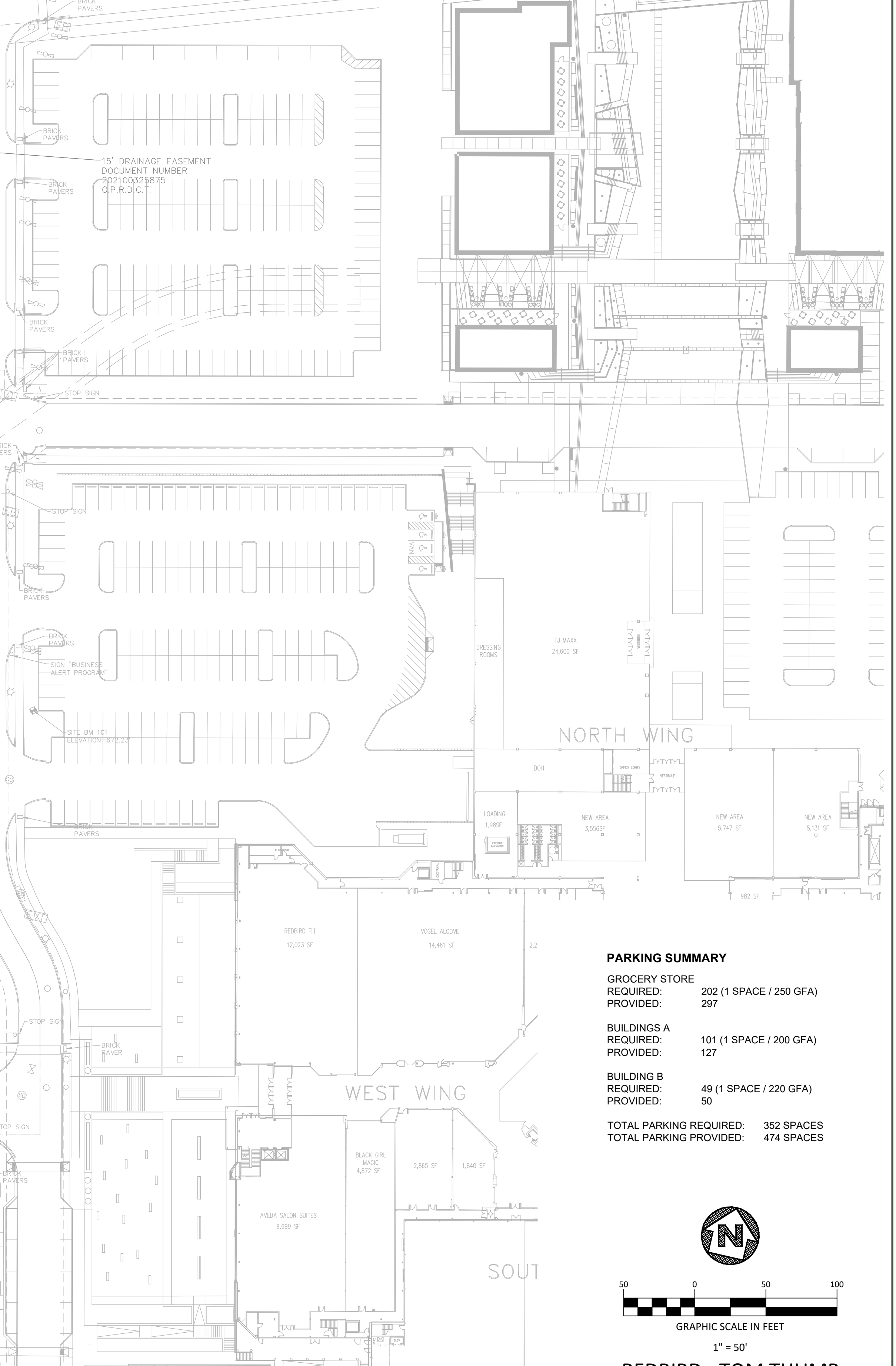
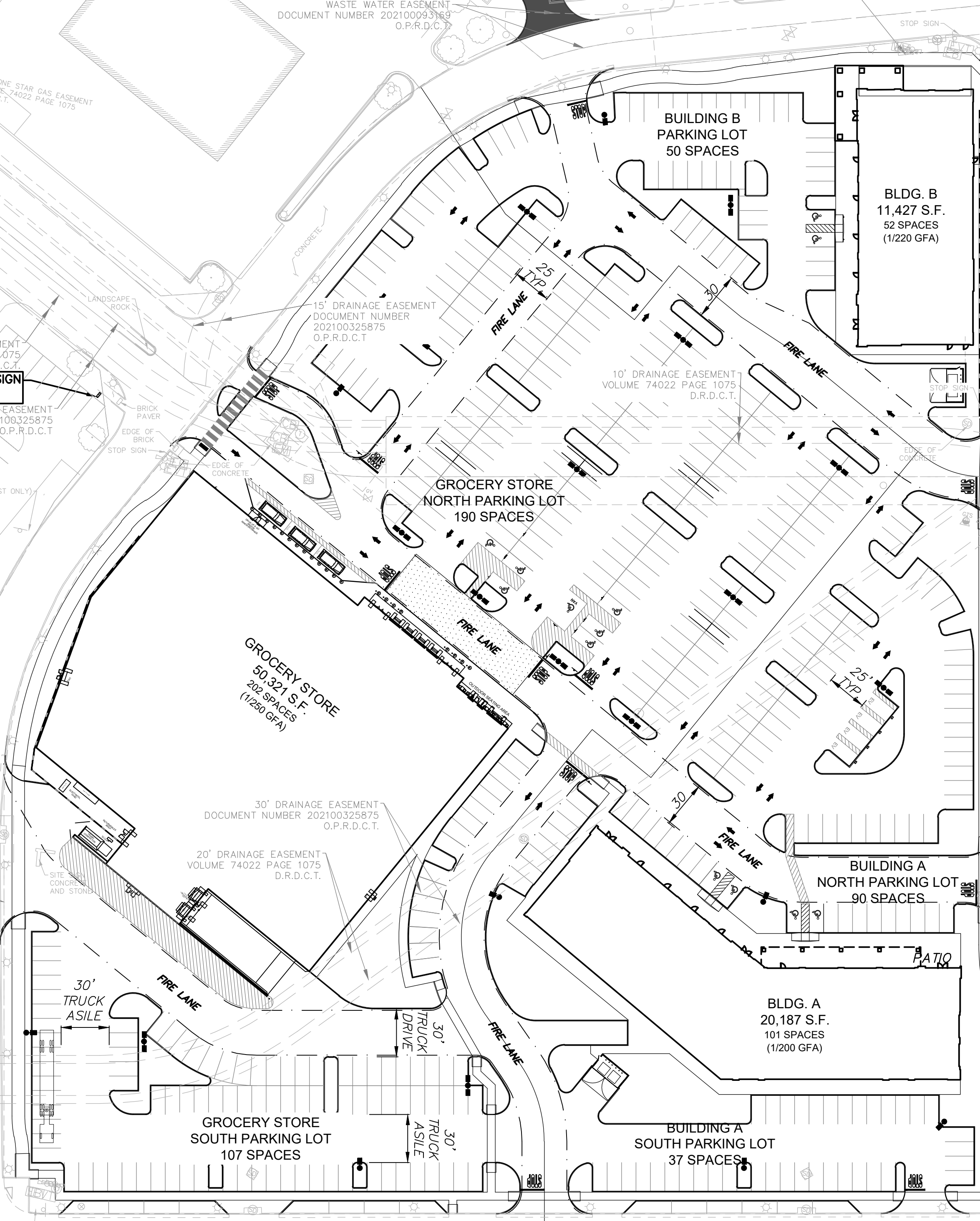


INSET DETAIL 1
1" = 10'

NOTE:
CONSTRUCTION COST FOR FIRESTONE
ENTRY ROAD TO BE PAID BY TENANT
/ NOT IN CONTRACT

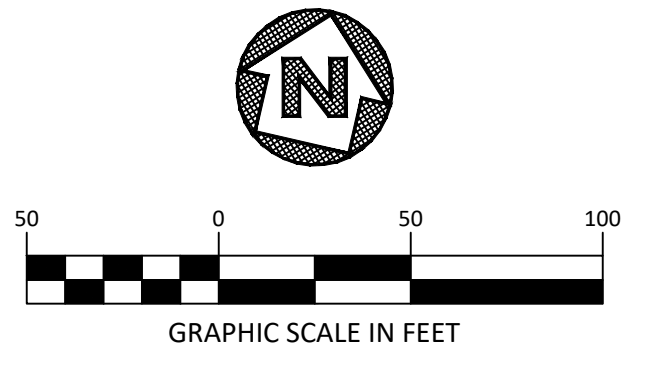
VEHICULAR DIRECTIONAL SIGN
(SEE INSET DETAIL 1)

S WESTMORELAND RD
WESTMORELAND ROAD
UTTING RD



PARKING SUMMARY

GROCERY STORE	REQUIRED:	202 (1 SPACE / 250 GFA)
	PROVIDED:	297
BUILDINGS A	REQUIRED:	101 (1 SPACE / 200 GFA)
	PROVIDED:	127
BUILDING B	REQUIRED:	49 (1 SPACE / 220 GFA)
	PROVIDED:	50
TOTAL PARKING REQUIRED:		352 SPACES
TOTAL PARKING PROVIDED:		474 SPACES



REDBIRD - TOM THUMB
DALLAS, TX

PLOTTED BY Chris Rogers ON Friday, Jul 21, 2023 AT 10:16 AM FILEPATH: \\server\file_system\production\001001031000\CAD\DWG\Bldg\230721_Tom Thumb\Redbird Tom Thumb.dwg



LANDSCAPE LEGEND

SYMBOL	QTY	COMMON NAME	CAL
	21	CHINKAPIN OAK	3" CAL.
	18	LACEBARK ELM	3" CAL.
	26	LIVE OAK	3" CAL.
	4	BALD CYPRESS	3" CAL.
	31	CHINESE PISTACHE	3" CAL.
	5	CHASTE TREE	3" MULTI-TRUNK
	9	CRAPE MYRTLE 'NATCHEZ' (WHITE)	3" SINGLE TRUNK
	79	AUTUMN SAGE	3 GAL.
	96	DWARF BURFORD HOLLY	5 GAL.
	203	DWF WAX MYRTLE	5 GAL.
	16	NELLIE R STEVENS HOLLY	15 GAL.
	95	WALKER'S LOW CATMINT	3 GAL.
	189	BLUE GRAMA GRASS 'BLONDE AMBITION'	1 GAL.
	13,424	TO BE DETERMINED	
	34,566 SF	BERMUDA GRASS	SOLID SOD

MANDATORY PROVISIONS - 10.125

ARTICLE X - STREET BUFFER ZONE (SBZ) TREES @ 1 PER 40 L.F.

	REQUIRED	PROVIDED
STREET FRONTAGE (RED BIRD MALL) 960 L.F.	24 TREES	23 TREES
STREET FRONTAGE (INVESTOR DRIVE) 600 L.F.	15 TREES	7 TREES
STREET FRONTAGE (RED BIRD CENTER) 678 L.F.	17 TREES	17 TREES

ARTICLE X - SITE TREES @ 1 PER 4,000 S.F.

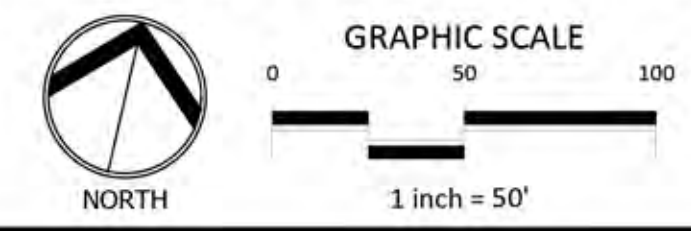
	REQUIRED	PROVIDED
ARTIFICIAL LOT AREA - 393,450 S.F. (9.03 ACRES)	99 TREES	114 TREES
SITE TREE CREDIT FOR RETAINED TREES		0 TREES

ARTICLE X LANDSCAPE DESIGN OPTIONS - 10.126

	REQUIRED	PROVIDED
ARTIFICIAL LOT AREA - 393,450 S.F. (9.03 ACRES)	30 PTS.	30 PTS.
(1) PLANT MATERIAL BONUS		
(2) BUFFER ZONE ENHANCEMENTS		
(3) ENGINEERED SOLUTIONS FOR SOIL VOLUME		
(4) SCREENING		
(5) BUILDING FACADE		
2) ENHANCED DESIGN		10 PTS.
(6) PEDESTRIAN USES		
1) URBAN STREETSCAPE (MIN. OF 2 AMENITIES)		10 PTS.
ENHANCED SIDEWALK		
8-FT UNOBSTRUCTED SIDEWALK		
(7) PAVEMENTS		
(8) CONSERVATION		
(9) LOW IMPACT DEVELOPMENT		
(10) PARKING LOTS		
3) PARKING ISLANDS-INCREASE LANDSCAPE AREA TO MIN. OF 200 SF		
+75% OF REQUIRED ISLANDS		10 PTS.
(11) GENERAL		

LANDSCAPE ARCHITECT: DUNAWAY ASSOCIATES, LLC
 1412 MAIN STREET STE. 415
 DALLAS, TEXAS 75202
 PHONE: (214) 234-9022
 CONTACT: BRAD MOULTON, PLA
 EMAIL: bmoulton@dunaway.com

OWNER/CLIENT: REDBIRD
 3662 W. CAMP WISDOM ROAD
 DALLAS, TEXAS 75237
 PHONE: (214) 497-0775
 CONTACT: GEORGE WATTS
 EMAIL: gwatts@redbird-dallas.com



NO.	DATE	DESCRIPTION

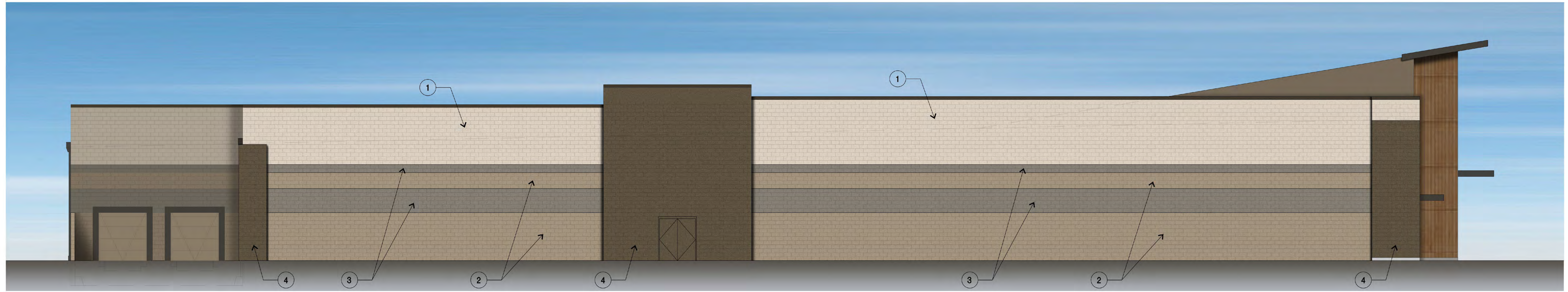
OVERALL LANDSCAPE PLAN

DUNAWAY
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
 (817) 255-1121
 (FAX) 817-1114

TOM THUMB
THE SHOPS AT REDBIRD
 WESTMORELAND RD
 DALLAS, TEXAS

JOB NO.	9153.002
DESIGNED BY:	RAC
DRAWN BY:	BHM
CHECKED BY:	BHM
DATE:	JULY 21, 2023
SHEET:	L1.00

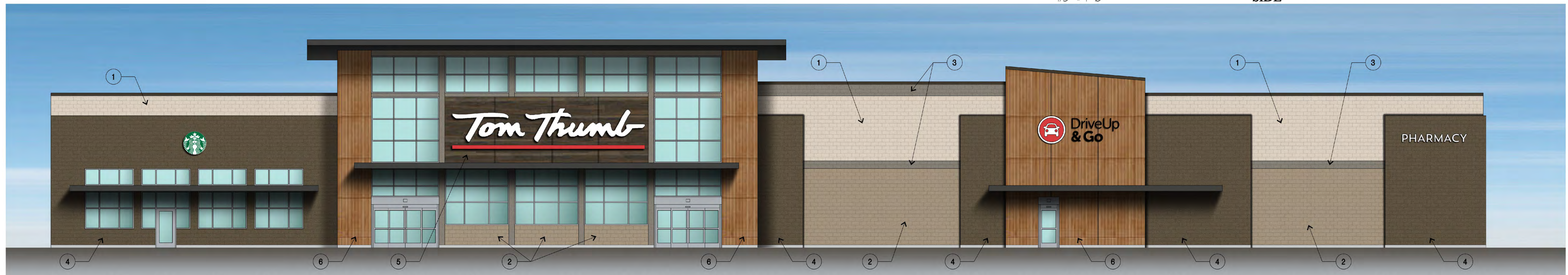
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 PLOTTER: HP DesignJet T1100e
 PLOTTED ON: Friday, July 14, 2023
 PLOT TIME: 1:10:10 PM



02 EAST ELEVATION

1/8" = 1'-0"

SIDE



01 NORTH ELEVATION

1/8" = 1'-0"

FRONT

TOM THUMB AT REDBIRD

DALLAS, TX

CWRD PROPERTIES

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

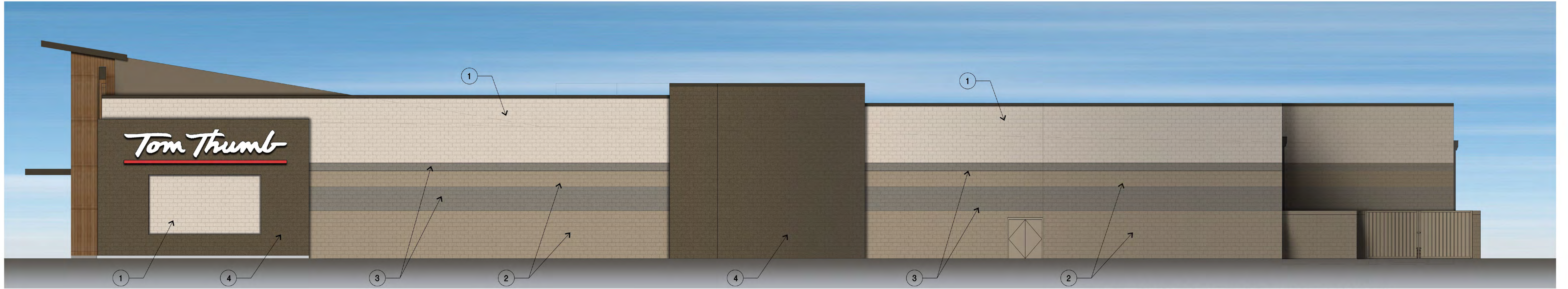
ELEV03
NORTH & EAST

JOB NO: 23-058
ISSUE DATE: 7/17/23
SCALE: AS NOTED



DALLAS, TX 972.385.9651
www.GSOarchitects.com

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02 WEST ELEVATION
 SIDE
 1/8" = 1'-0"



01 SOUTH ELEVATION
 REAR
 1/8" = 1'-0"

6	5	4	3	2	1
NICHHA VINTAGEWOOD CEDAR	NICHHA ROUGHSAWN ESPRESSO	SW 7047 PORPOISE	SW 9171 FELTED WOOL	SW 7530 BARCELONA WHITE	SW 6140 MODERATE WHITE



01 WEST ELEVATION
FRONT
1/8" = 1'-0"



02 NORTH ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION
1/8" = 1'-0"



04 EAST ELEVATION
1/8" = 1'-0"

RETAIL AT REDBIRD

DALLAS, TX
CWRD PROPERTIES

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV03

JOB NO: 23-024
ISSUE DATE: 07/07/2023
SCALE: AS NOTED



01 NORTH ELEVATION
FRONT
1/8" = 1'-0"



03 EAST ELEVATION
1/8" = 1'-0"



04 WEST ELEVATION
1/8" = 1'-0"



02 SOUTH ELEVATION
REAR
1/8" = 1'-0"