

Applicable Urban Design Priorities Project Should Achieve

- [1] Provide adequate wide sidewalks, regularly spaced street trees and pedestrian lighting, seating and bike storage to create a more inviting public realm for users of the development as well as pedestrians within the surrounding neighborhood -

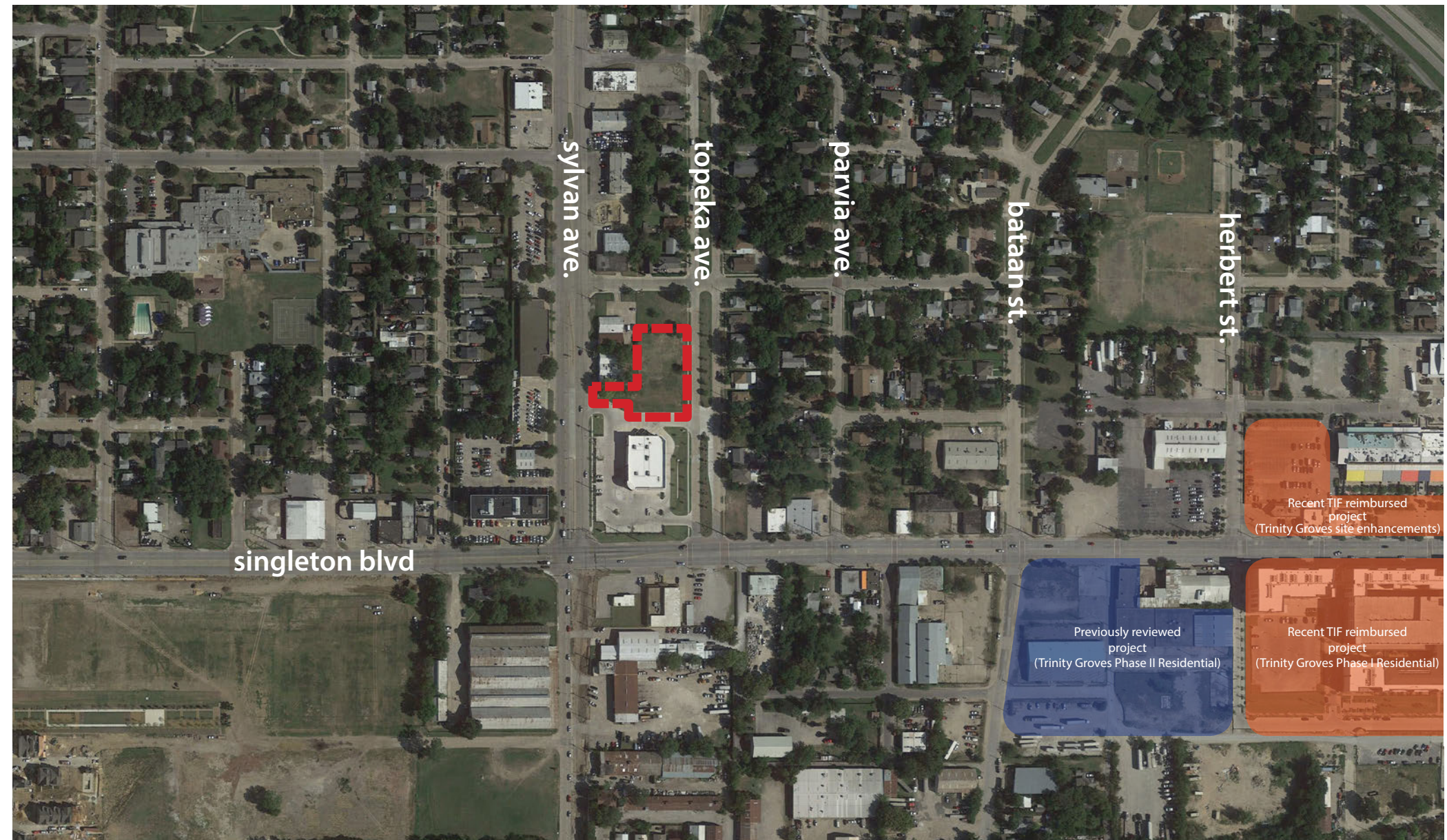
Design the public realm along the project frontage to provide a comfortable and safe experience for users between the neighborhood and Singleton, while also serving as a transition between the commercial and residential development fabric.

- [2] Explore opportunities for improving the shared access drive with CVS to introduce a pedestrian route through the site, better connecting Topeka to Sylvan.

Providing a safe, well-designed sidewalk condition along the southern edge of the site would provide for safer movements by pedestrians and cyclists along Sylvan while also helping to break the large block up into two smaller blocks.

- [3] Consider opportunities to introduce site design elements that and maximize usable space in and around the site.

Leverage site design opportunities to introduce additional usable space that can help improve site connectivity and provide additional spaces for passive recreation between and around the two buildings.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Sports Arena]

West Dallas Urban Structure and Guidelines

Context Description

The project site is located in West Dallas in the La Bajada neighborhood. Trinity Groves, the Ron Kirk Pedestrian bridge and the Margaret Hunt Hill Bridge are located six blocks east of the development, as well as the Trinity Green development to the west. The panel previously reviewed the Trinity Groves commercial development on the north side of Singleton and two mixed-use multifamily developments on the south side of Singleton between Amonette Street and Bataan Street.

Specific design considerations for the proposed development include maximizing site connectivity back to Sylvan Avenue from Topeka, design of a public realm and urban form that is complementary to the surrounding single-family neighborhood, and the design and creation of usable space between and around the site to maximize activated open space in and around the development.

DCH Topeka

Neighborhood:
West Dallas

Program:
Residential / Community Center



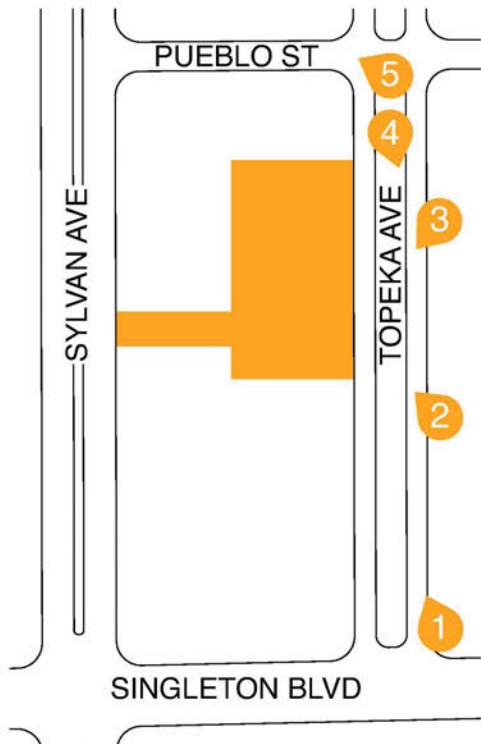
1 Visibility of Site from Singleton



2 Looking North toward site on Topeka



3 Looking South toward site on Topeka



4 Residential Context to East on Topeka



5 Residential Context to North on Pueblo

SITE CONTEXT



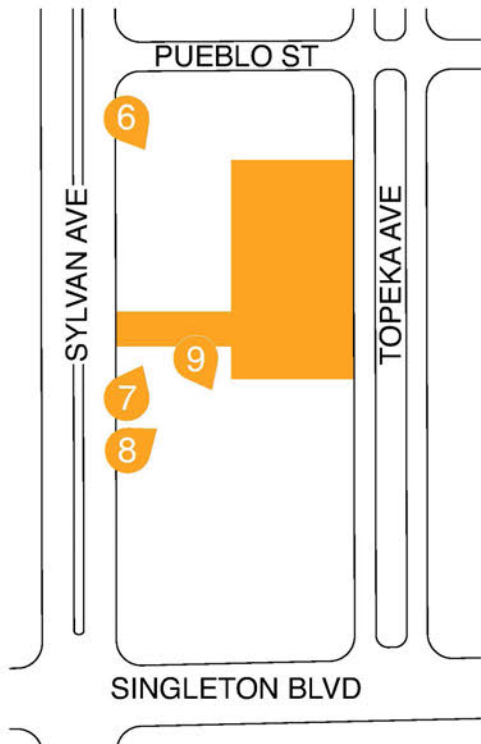
6 Existing Metal Buildings to West



7 CVS Drive entry off Sylvan



8 View of site from Sylvan

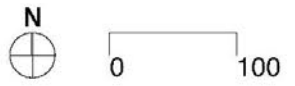


9 View from site looking South

SITE CONTEXT



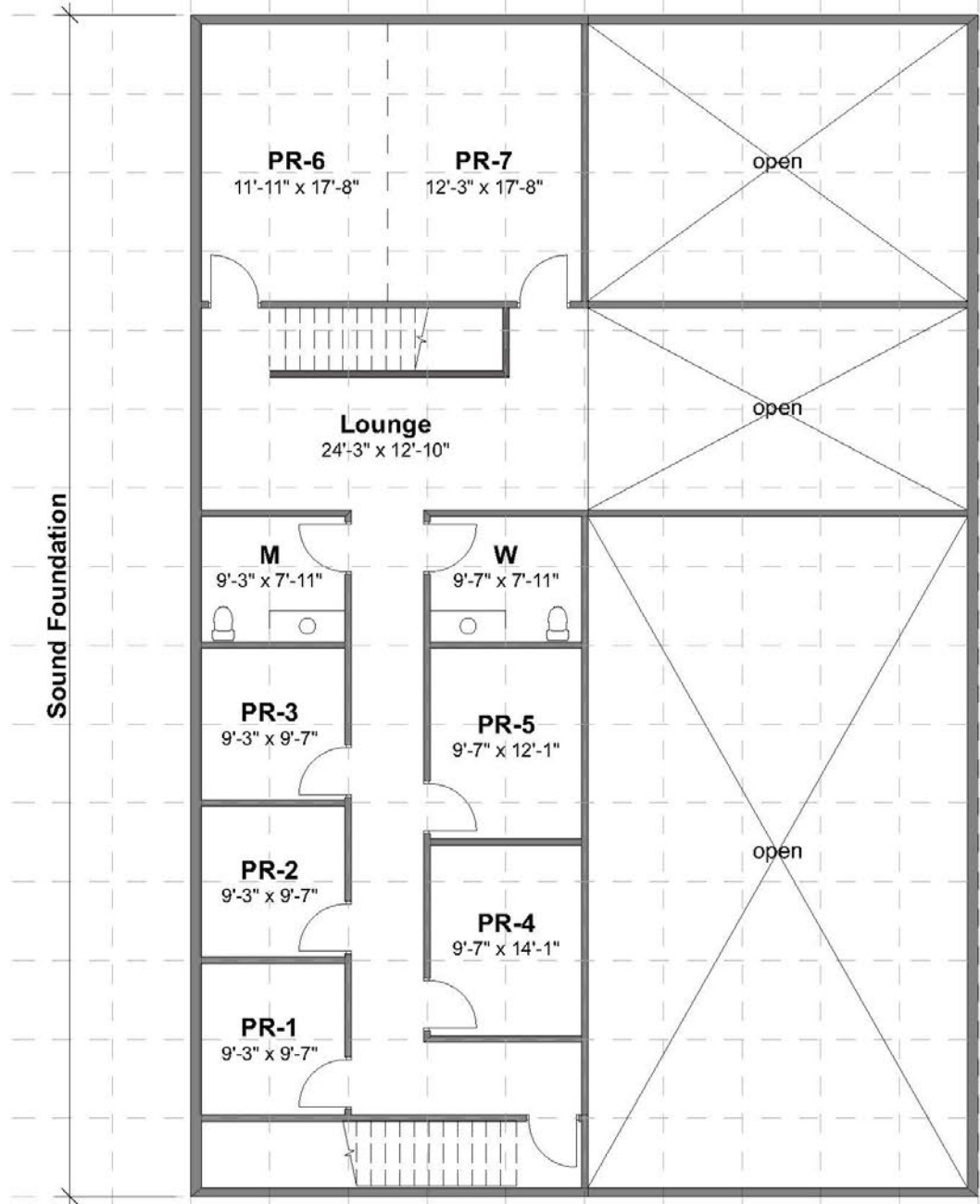
CONTEXT PLAN



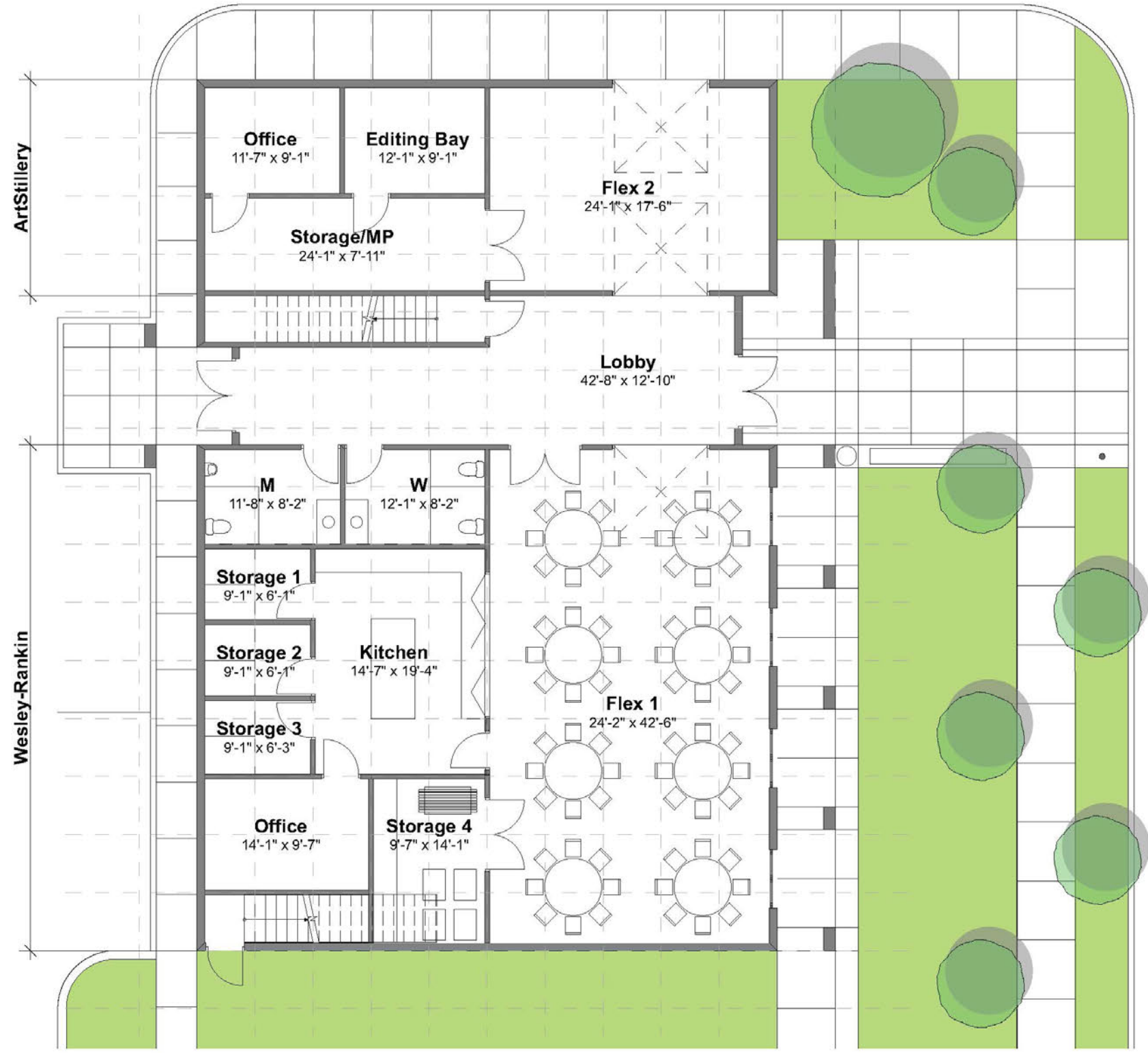


SITE PLAN





Level 2



Level 1

FLOOR PLANS - COMMUNITY CENTER





Level 2 & 3



Level 1

FLOOR PLANS - MULTI-FAMILY





West Elevation

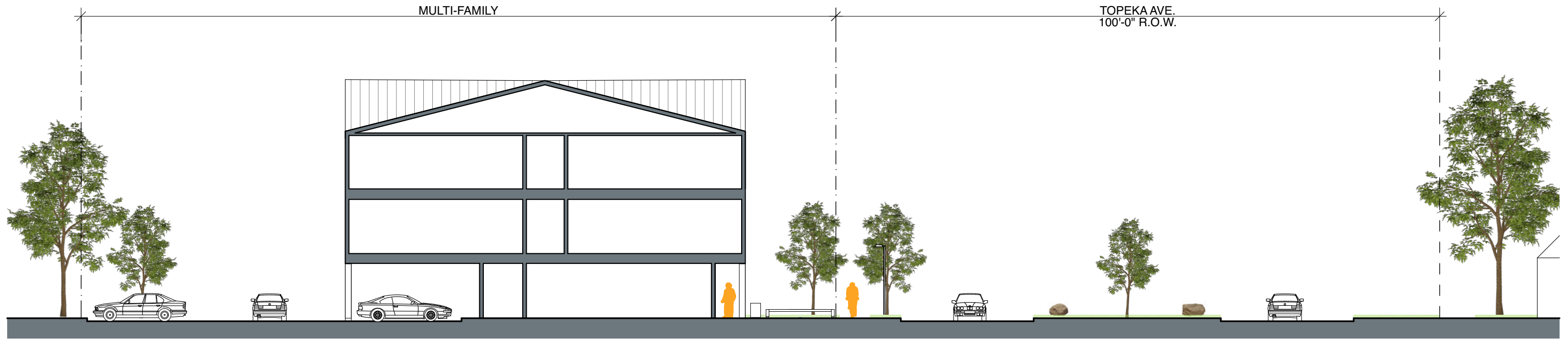


East Elevation from Topeka

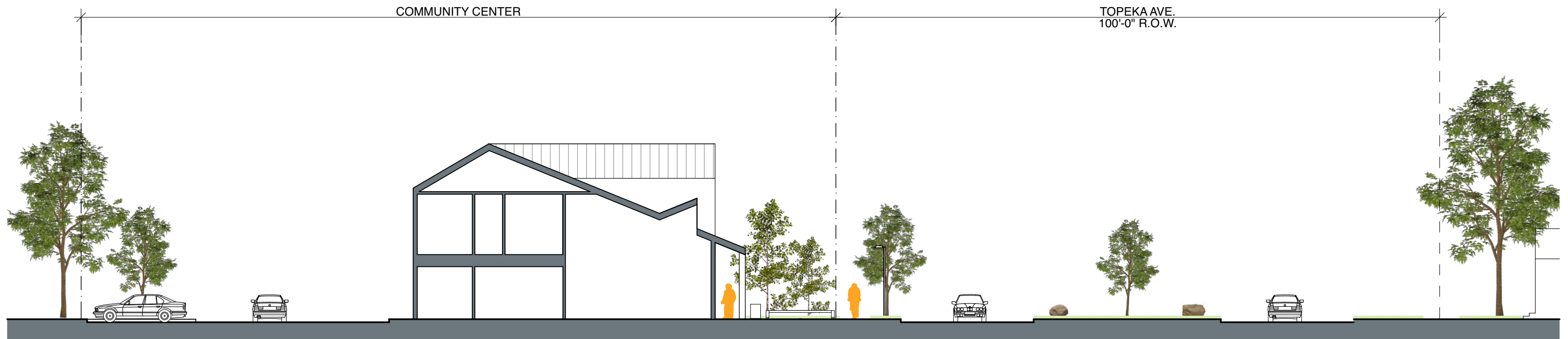
ELEVATIONS

0 20





Through Multi-family



Through Community Center

STREET SECTIONS

0 20



FRONT AERIAL VIEW



STREET VIEW FROM SOUTHEAST - MULTI-FAMILY



STREET VIEW FROM NORTHEAST - COMMUNITY CENTER