

Applicable Urban Design Priorities Project Should Achieve

[1] Reinforce an intuitive network of pedestrian pathways linking individual tenants -

Augment the auto-centric design of the existing shopping center with a comfortable set of pedestrian paths that encourage walking from one tenant to another.

[2] Introduce strong connections to enhanced, shaded perimeter sidewalks to reinforce pedestrian connectivity beyond the site and allow for access to the development on foot -

Perimeter sidewalk improvements should include provisions for wide, shaded, and comfortable pathways into the neighborhood and to adjacent sites creating the opportunity to walk or bike into the development.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [Skillman Corridor]

Context Description

The Lakeridge Village Shopping Center is located in the Lake Highlands neighborhood at the southeast corner of Walnut Hill Lane and Audelia Road. The site is directly adjacent to commercial development on the north and west adjacencies, and generally surrounded by single family residential, with areas of multifamily development to the north.

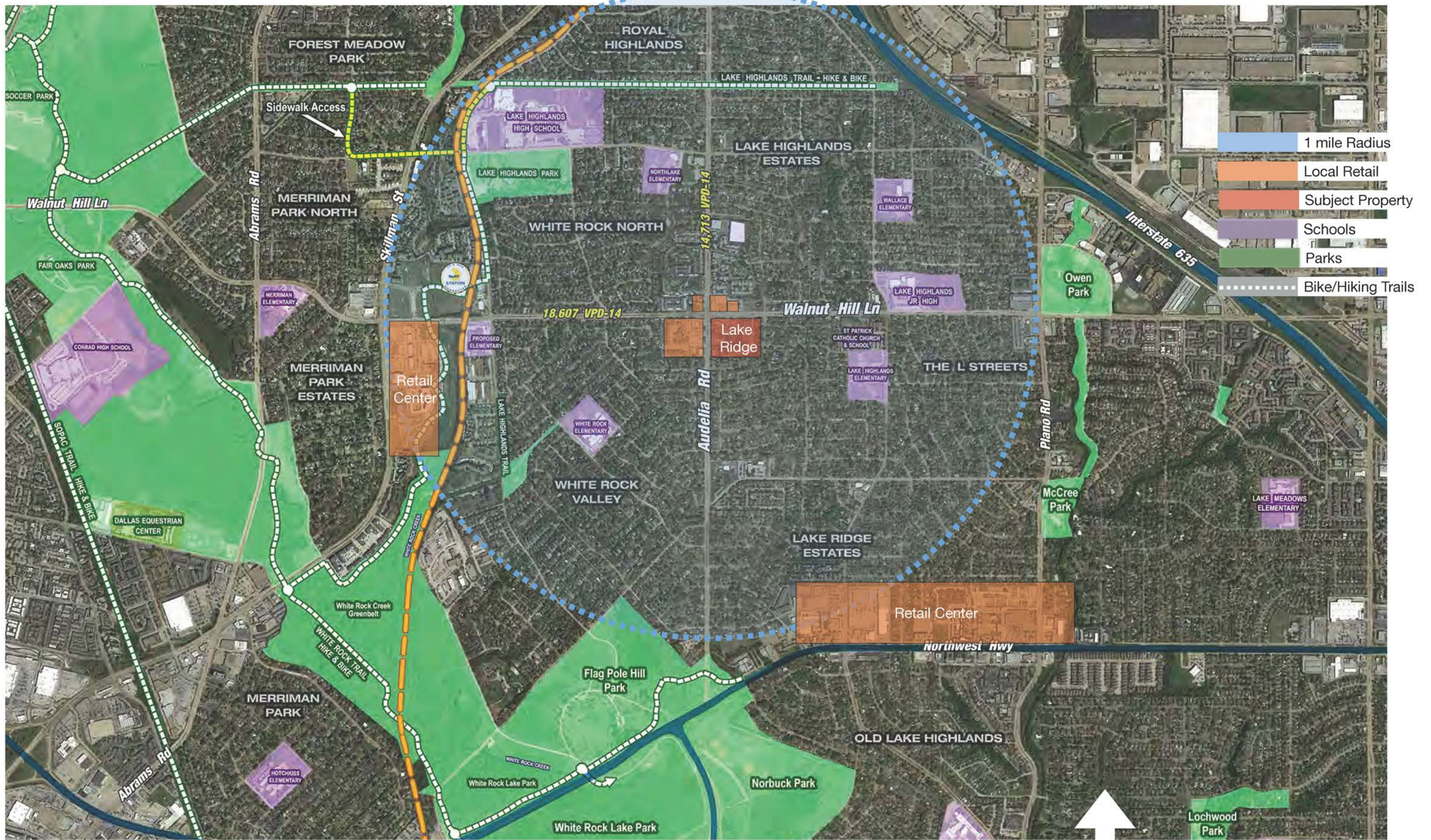
Urban Design considerations include introducing site treatments that create community gathering spaces and organize themselves around clear and intuitive pedestrian pathways that accommodate and encourage walking between individual commercial tenants.

Lakeridge Village

Neighborhood:
Lake Highlands

Skillman Corridor
TIF District

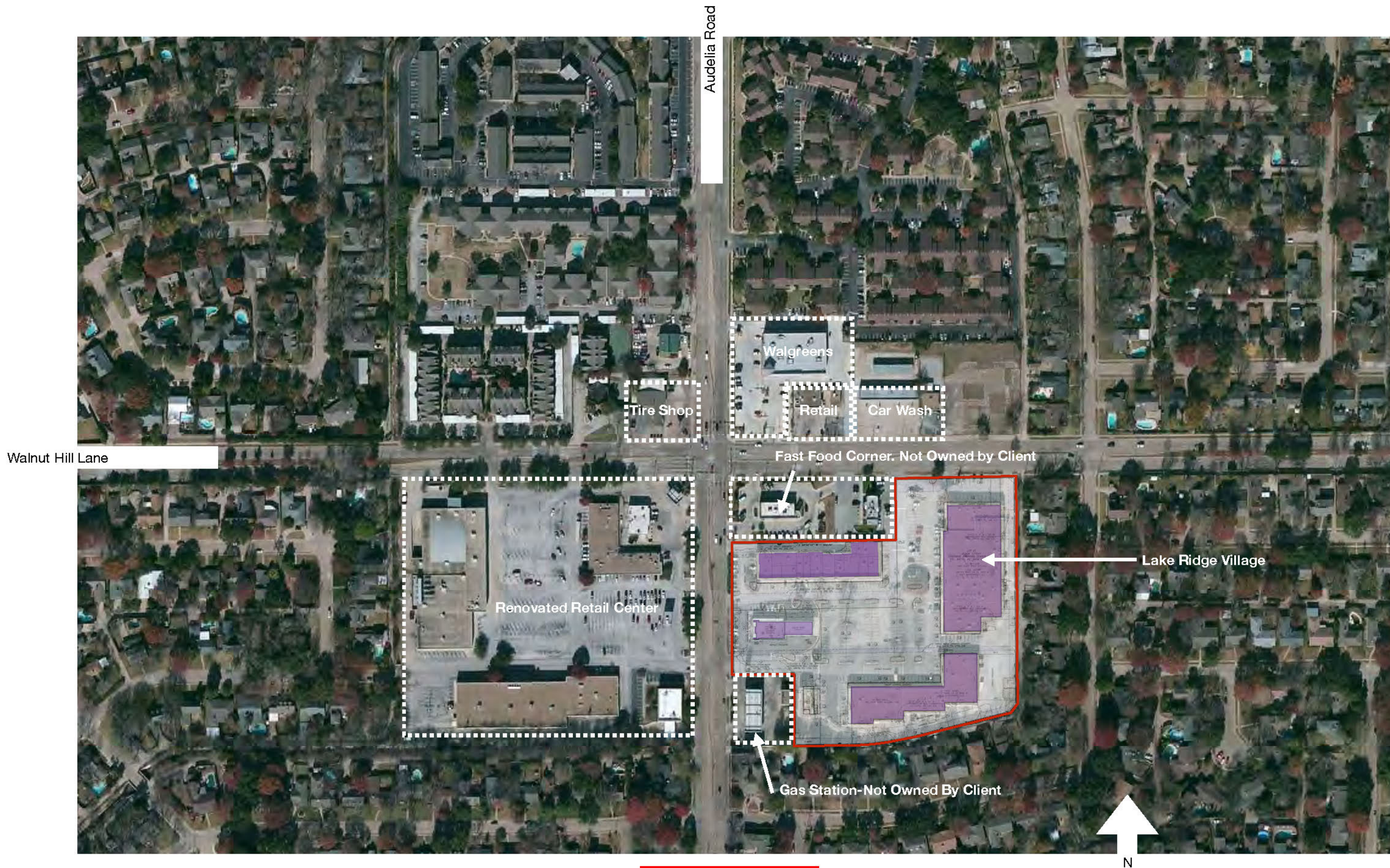
Program:
Commercial



LAKERIDGE VILLAGE-AREA MAP-1 MI RADIUS-LOCAL CONNECTIONS
DALLAS TEXAS



N





Wendy's Corner Lot



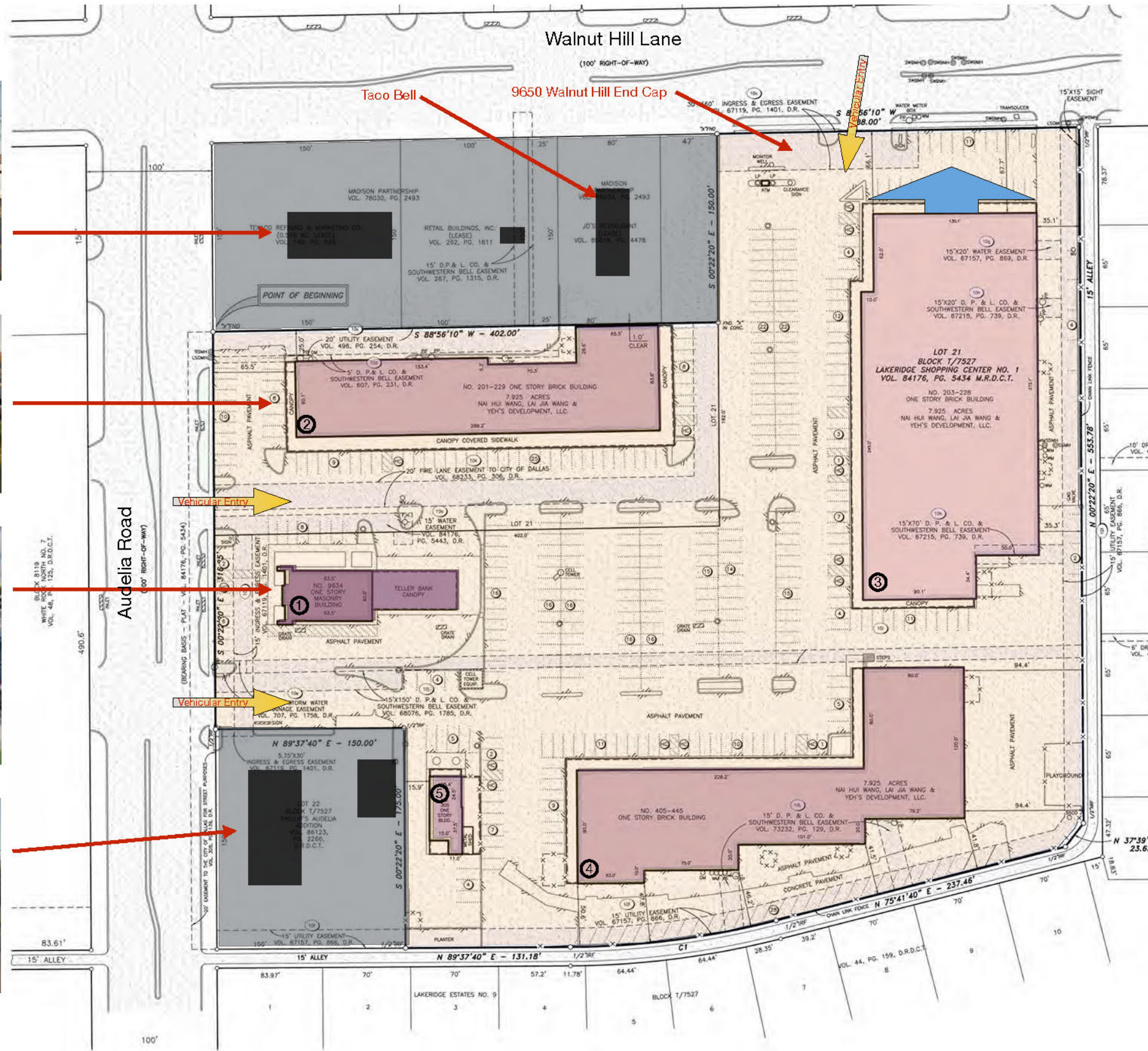
9660 Audelia End Cap



Chase Bank



Gas Station



Taco Bell



9650 Walnut Hill End Cap

The project sits on the southeast corner of Walnut Hill and Audelia Road. It consists of five Structures built at various times from the 1960's through the 1970's. There was a significant renovation done in the early 1980's which was the last time any substantial work was performed on the retail center.

Contextually, the retail site sits removed from the street as the corner condition is occupied by two fast food restaurants. The southwest corner of the site is anchored by a gas station/ convenience store.

- 1-Chase Bank
- 2-9660 Audelia Road
- 3-9650 Walnut Hill Lane
- 4-9634 Audelia Road
- 5-Offshores Restuarant



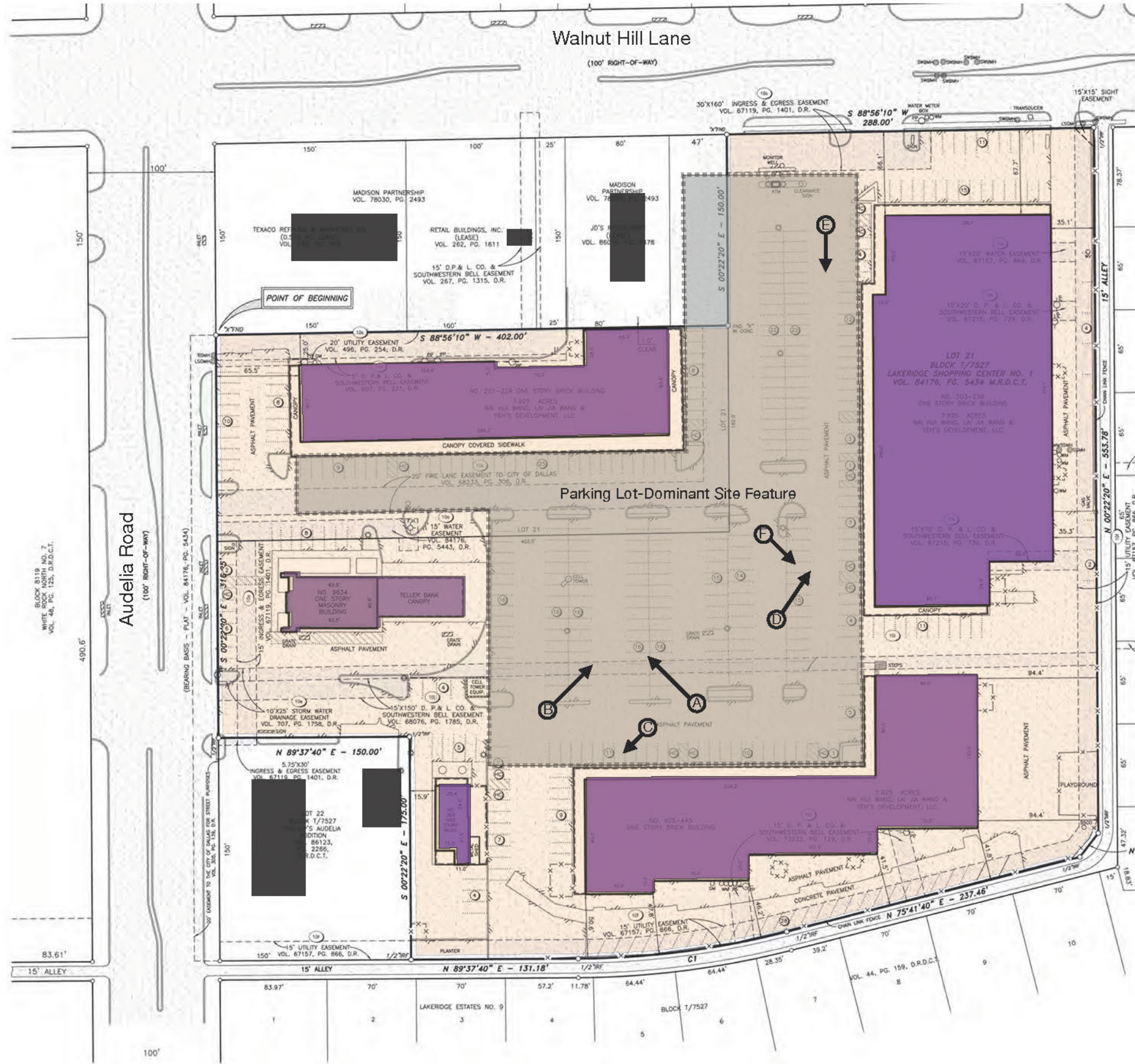
A



B



C



D



E




F

Internally, the site is dominated by a large, asphalt parking lot. There are a few island planters within the site with trees of varying age, size, and health.


The exterior walls of the building are masonry, bearing walls. The brick is painted gray on all three main retail structures. Storefronts are a mix of original storefront openings and a mixture of renovations performed throughout the years. The metal Mansard style canopy suffers from years of deferred maintenance




In the 1980's a renovation was performed which included adding a Mansard style metal canopy as an attempt to unify the development.

 Existing Buildings
Built from 1967-1977

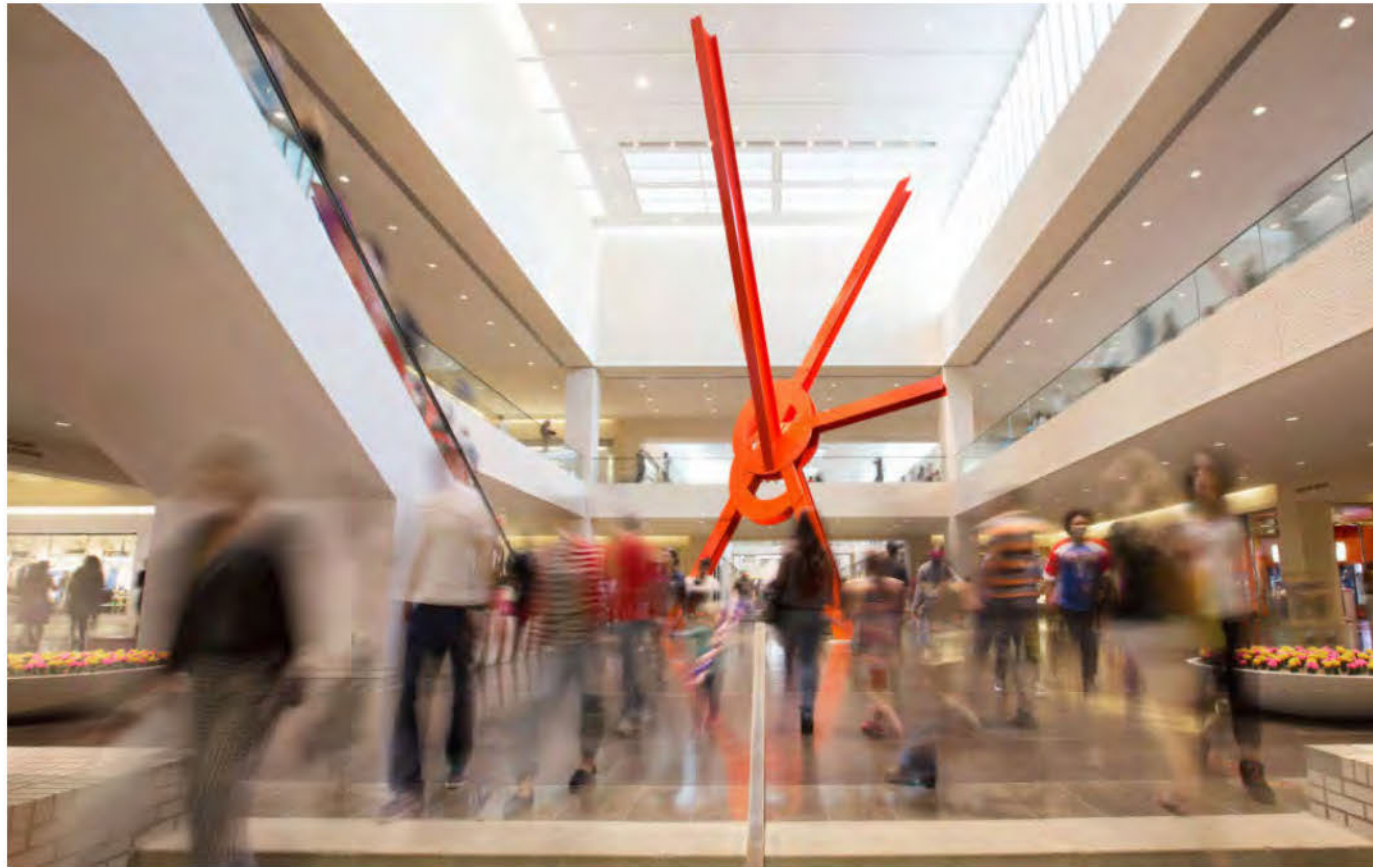
The construction type on all buildings is similar. They are constructed of exterior bearing CMU with an internal structure of steel pipe columns and open web steel joists.

 Asphalt Parking Lot: This is the most prominent feature of the existing development

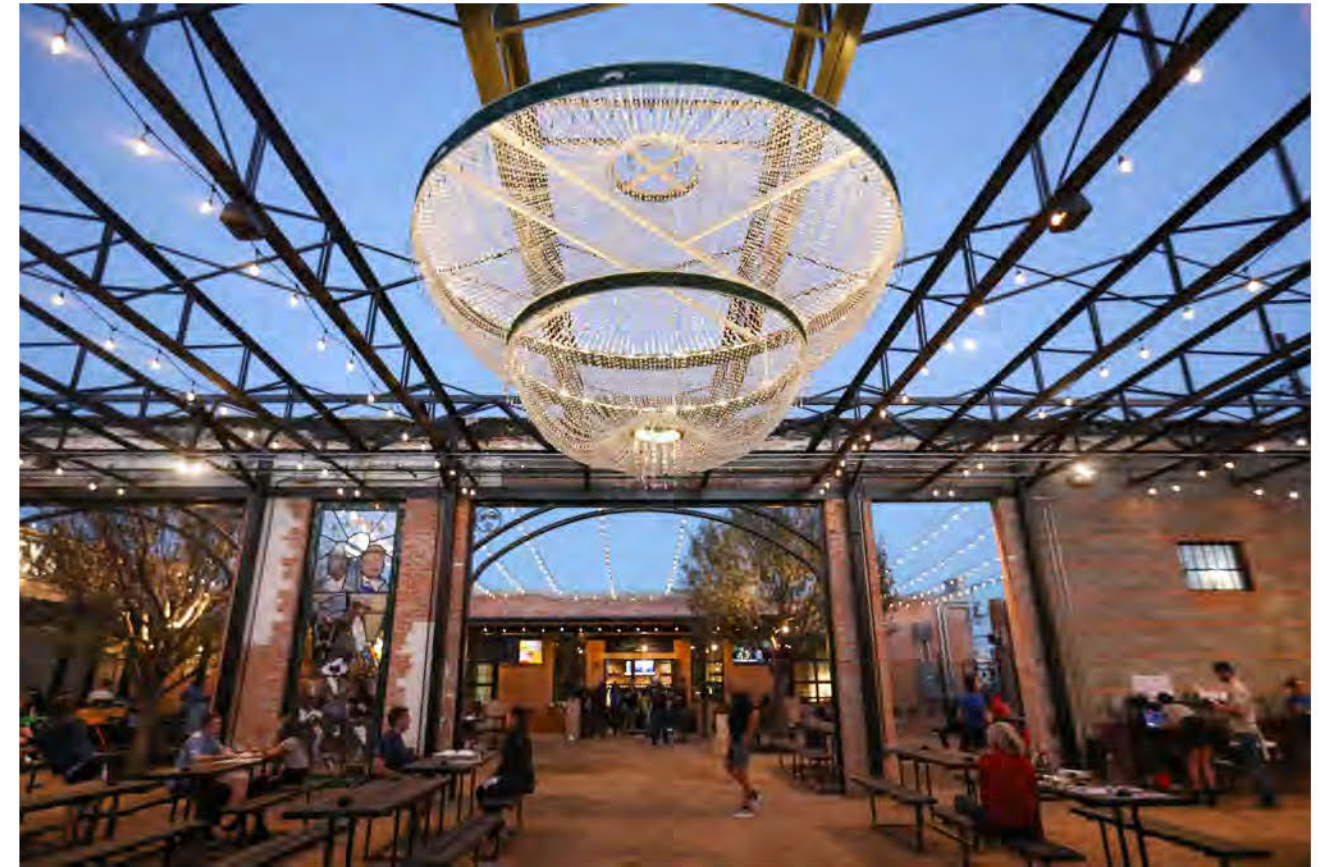
 Continuous Canopy built as part of a 1980's facelift.

Pros:
 -Provides some level of design continuity.
 -Provides scale and a consistent transition from parking lot to doors

Cons:
 -Poor quality construction
 -Underlit
 -Deferred maintenance
 -Dated design style
 -Storefront entries vary and are inconsistent in construction type and quality



North Park Center-Dallas



Dots-Deep Ellum



Klyde Warren Park-Dallas



West Village-Dallas

LAKERIDGE VILLAGE-Urban Precedents-Public Space
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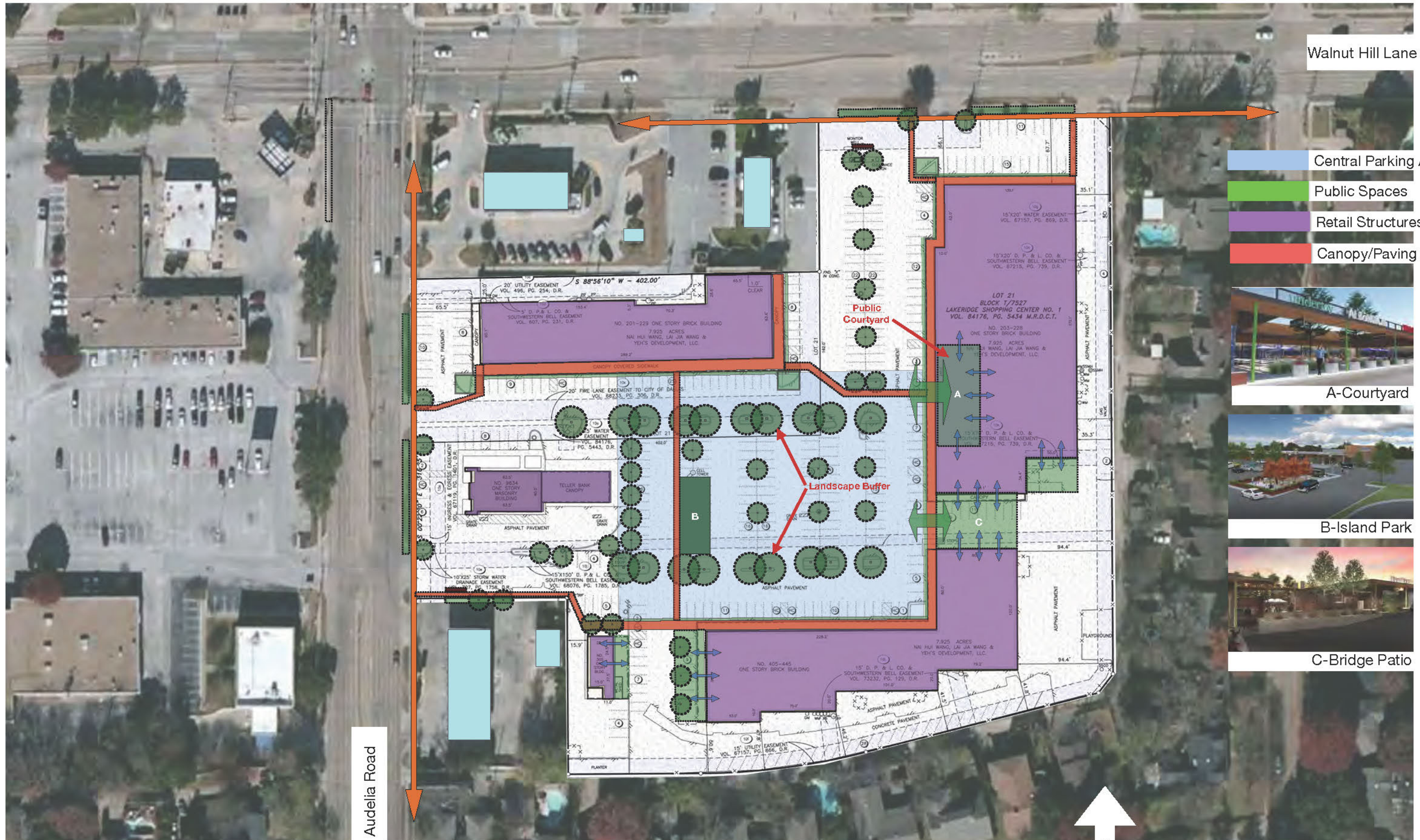


Ramblas de Catalunya-Barcelona Spain

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LAKERIDGE VILLAGE-Before and After
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LAKERIDGE VILLAGE-Before and After
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